

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

169 Baynton Road, Kyneton

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between \$1,150,000 & \$1,250,000

### Median sale price

Median price

\$878,000

Property type

House

Suburb

Kyneton

Period - From

Jan 24

to

Dec 24

Source

Price Finder

### Comparable property sales

**A** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**Address of comparable property**

**Price**

**Date of sale**

1. 163 Baynton Road, Kyneton	\$1,125,000	28/08/24
2. 123 Northumberland Road, Kyneton	\$1,200,000	05/04/24
3. 278 Pipers Creek Road, Kyneton	\$1,302,000	28/05/24

**B** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 16/01/25