

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

12 Warren Street, Kyneton Vic 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$775,000

Median sale price

Median price \$832,500

Property Type House

Suburb Kyneton

Period - From 23/10/2022

to 22/10/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

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.

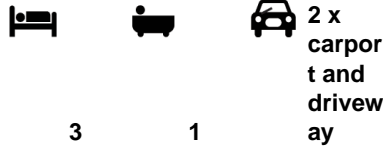
	Address of comparable property	Price	Date of sale
1	12 Pohlman St KYNETON 3444	\$820,000	29/06/2023
2	19 Lauriston St KYNETON 3444	\$815,000	28/05/2023
3	4 Bodkin St KYNETON 3444	\$785,000	04/04/2023

OR

~~**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:

23/10/2023 16:32



Rooms: 5
Property Type: House
Land Size: 1012 sqm approx
Agent Comments

Comparable Properties



12 Pohlman St KYNETON 3444 (REI/VG)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 29/06/2023
Property Type: House
Land Size: 1006 sqm approx



19 Lauriston St KYNETON 3444 (REI/VG)

Agent Comments



Price: \$815,000
Method: Private Sale
Date: 28/05/2023
Property Type: House
Land Size: 593 sqm approx



4 Bodkin St KYNETON 3444 (REI/VG)

Agent Comments



Price: \$785,000
Method: Private Sale
Date: 04/04/2023
Property Type: House
Land Size: 1074 sqm approx