

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

26 Bowen Street, Kyneton

Indicative selling price

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

Single price \$* or range between \$875,000 & \$925,000

Median sale price

Median price \$835,000 Property type House Suburb Kyneton

Period - From May 20 to April 21 Source Pricfinder.com.au

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 49 Hutton Street, Kyneton	\$ 930,000	26/10/23
2 30 Bowen Street, Kyneton	\$ 1,150,000	23/02/23
3 16 Powlett Street, Kyneton	\$ 880,000	4/11/23

This Statement of Information was prepared on: 29/11/2023