

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

27 Maxwell Street Kyneton Victoria 3444

Indicative selling price

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

or range between \$660,000 & \$720,000

Median sale price

Median price \$810,000 Property type House Suburb Kyneton

Period - From Feb 2023 to Jan 2024 Source Pricefinder

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
52 Beauchamp Street, Kyneton	\$690,000	15/02/2024
24 Welsh Street, Kyneton	\$660,000	24/10/2023
38 Mollison Street, Kyneton	\$700,000	22/12/2023

This Statement of Information was prepared on: 29 February 2024