

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

29 Baynton Street, Kyneton Vic 3444

Indicative selling price

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

or range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$840,000 Property type House Suburb Kyneton

Period - From Oct 2022 to Sept 2023 Source Pricfinder.com.au

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. 30 Simpson Street, Kyneton 3444	\$1,490,000	14/02/2023
2	\$	
3	\$	

This Statement of Information was prepared on: 18 October 2023