

# 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 Bowen Street, Kyneton, Victoria 3444

### Indicative selling price

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

or range between \$775,000 & \$825,000

### Median sale price

Median price \$790,000 Property type House Suburb Kyneton

Period - From Apr 2023 to Mar 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
1. 9 Yaldwyn Street, Kyneton	\$750,000	19/12/2023
2. 32 Mollison Street, Kyneton	\$780,000	27/03/2024
3. 36 Bowen Street, Kyneton	\$845,000	04/12/2023

This Statement of Information was prepared on: 9<sup>th</sup> May 2024