

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

30 Yaldwyn Street East, Kyneton

Indicative selling price

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

	or range between	\$545,000	&	\$595,000
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Median sale price

Median price

\$835,000

Property type

House

Suburb

Kyneton

Period - From

Oct 2022

to

Sept 2023

Source

Pricefinder.com

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

Address of comparable property	Price	Date of sale
1 29 Yaldwyn St East, Kyneton	\$580,000	27/09/2023
2 22 Mair St, Kyneton	\$602,000	14/02/2023
3 49 Epping St, Kyneton	\$550,000	19/04/2023

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:

19/12/2023
