

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	9 Edgecombe St KYNETON 3444	\$835,000	31/05/2023
2	12 Pohlman St KYNETON 3444	\$820,000	29/06/2023
3	25 Barton St KYNETON 3444	\$813,000	10/07/2023

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:



Rooms: 8

Property Type: House

Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$830,000

Median House Price

Year ending June 2023: \$905,000

Comparable Properties



9 Edgecombe St KYNETON 3444 (REI/VG)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 31/05/2023

Property Type: House

Land Size: 502 sqm approx



12 Pohlman St KYNETON 3444 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 29/06/2023

Property Type: House

Land Size: 1006 sqm approx



25 Barton St KYNETON 3444 (REI)

Agent Comments



Price: \$813,000

Method: Private Sale

Date: 10/07/2023

Property Type: House

Land Size: 581 sqm approx