

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 48 Market Street, Kyneton Vic 3444
Including suburb or locality and postcode

Indicative selling price

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

Single price \$735,000

Median sale price

Median price \$975,000

Property Type House

Suburb Kyneton

Period - From 01/04/2022

to 31/03/2023

Source REIV

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 eighteen 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	7/15 Ferguson St KYNETON 3444	\$740,000	17/02/2022
2	46 Market St KYNETON 3444	\$690,000	17/03/2022
3			

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 eighteen months.

This Statement of Information was prepared on:

20/06/2023 13:56



Rooms: 5

Property Type: Town house

Land Size: Strata 287m2 sqm
approx

Agent Comments

Comparable Properties

7/15 Ferguson St KYNETON 3444 (VG)

Agent Comments



Price: \$740,000

Method: Sale

Date: 17/02/2022

Property Type: Strata Unit/Townhouse -
Conjoined

46 Market St KYNETON 3444 (VG)

Agent Comments



Price: \$690,000

Method: Sale

Date: 17/03/2022

Property Type: Strata Unit/Townhouse -
Conjoined

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 eighteen months.