

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 59 Warren 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

Range between \$830,000 & \$870,000

Median sale price

Median price \$850,000 Property Type House Suburb Kyneton

Period - From 01/10/2022 to 30/09/2023 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 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	43 Wheatley St KYNETON 3444	\$865,000	23/10/2023
2	8 Tower St KYNETON 3444	\$865,000	05/05/2023
3	3 Kelly CI KYNETON 3444	\$840,000	08/05/2023

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:

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Rooms: 8
Property Type: House
Land Size: 683m² sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$870,000
Median House Price
Year ending September 2023: \$850,000

Comparable Properties



43 Wheatley St KYNETON 3444 (REI)

Agent Comments

4 2 2

Price: \$865,000
Method: Private Sale
Date: 23/10/2023
Property Type: House



8 Tower St KYNETON 3444 (REI/VG)

Agent Comments

4 2 2

Price: \$865,000
Method: Private Sale
Date: 05/05/2023
Property Type: House
Land Size: 895 sqm approx

3 Kelly CI KYNETON 3444 (VG)

Agent Comments

4 - -

Price: \$840,000
Method: Sale
Date: 08/05/2023
Property Type: House (Res)
Land Size: 755 sqm approx

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