

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

60 Barton Street, Kyneton, Victoria 3444

Indicative selling price

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

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

Median sale price

Median price

\$813,000

Property type

House

Suburb

Kyneton

Period - From

Feb 2023

to

Jan 2024

Source

Pricefinder.com

Comparable property sales

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
11 Banksia Crescent, Kyneton, Victoria 3444	\$755,000	05/10/2023
59 Caroline Chisholm Drive, Kyneton, Victoria 3444	\$800,000	21/11/2023
35 Blair Drive, Kyneton, Victoria 3444	\$820,000	10/07/2023

This Statement of Information was prepared on:

8th February 2024