

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 Hutton Street, Kyneton, VIC, 3444

Indicative selling price

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

Price: \$650,000

Median sale price

Median price

\$920,000

Property type

House

Suburb

Kyneton

Period - From

June 2022

to

May 2023

Source

Pricefinder.com.au

Comparable property sales

These are the two 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

78 Ebdon Street, Kyneton	\$680,000	29/04/2022
18 Sturt Street, Kyneton	\$660,000	11/05/2023

This Statement of Information was prepared on: 22/06/2023