

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

76 Wedge Street, Kyneton Vic 3444

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$813,000 Property Type House Suburb Kyneton

Period - From 01/01/2023 to 31/12/2023 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	104 Piper St KYNETON 3444	\$1,560,000	04/04/2023
2	21 Wheatley St KYNETON 3444	\$1,550,000	23/03/2023
3	75a Mitchell St KYNETON 3444	\$1,420,000	24/05/2023

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:

25/03/2024 10:43



Property Type: House
Land Size: 1052 sqm approx
Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending December 2023: \$813,000

Comparable Properties



104 Piper St KYNETON 3444 (REI/VG)

Agent Comments



Price: \$1,560,000
Method: Private Sale
Date: 04/04/2023
Property Type: House
Land Size: 1008 sqm approx



21 Wheatley St KYNETON 3444 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 23/03/2023
Property Type: House
Land Size: 784 sqm approx



75a Mitchell St KYNETON 3444 (REI/VG)

Agent Comments



Price: \$1,420,000
Method: Private Sale
Date: 24/05/2023
Property Type: House
Land Size: 1291 sqm approx