

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

39 Yaldwyn Street East, Kyneton 3444

Indicative selling price

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

or range between \$950,000 & \$1,025,000

Median sale price

Median price

\$847,000

Property type

HOUSE

Suburb

KYNETON

Period - From

MAR 2024

to

FEB 2025

Source

Pricefinder.com.au

Comparable property sales

- 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. 15 Mair Street, Kyneton	\$1,090,000	02/05/2025
2. 26 Begg Street, Kyneton	\$ 945,000	23/02/2024
3. 6 Begg Street, Kyneton	\$ 948,000	29/04/2025

- 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: 7TH May 2025