

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

9 – 11 Mair Street, Kyneton 3444

Indicative selling price

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

or range between \$1,295,000 & \$1,395,000

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. 28 Mitchell Street, Kyneton	\$1,155,000	15 th Dec 2024
2. 30 Simpson Street, Kyneton	\$1,300,000	11 th Oct 2024
3. 76 Wedge Street, Kyneton	\$1,450,000	27 th April 2024

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:

14th April 2025