

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

29 Warren Street Kyneton Victoria 3444

Indicative selling price

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

or range between \$820,000 & \$850,000

Median sale price

Median price

\$810,000

Property type

House

Suburb

Kyneton

Period - From

Mar 2023

to

Feb 2024

Source

Pricefinder

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

43 Wheatley Street, Kyneton	\$865,000	12/10/2023
7 Patterson Drive, Kyneton	\$820,000	20/09/2023
35 Blair Drive, Kyneton	\$820,000	10/07/2023

This Statement of Information was prepared on: 7 March 2024