

4Statement 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

4 HUTTON STREET, KYNETON

Indicative selling price

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

or range between &

Median sale price

Median price Property type KYNETON

Period - From to 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 |
|------------------------------------|-------------|--------------|
| 1. 35 Wedge Street, Kyneton | \$1,275,000 | 19/05/2025 |
| 2. 27 Sturt Street, Kyneton | \$1,067,000 | 09/05/2025 |
| 3. 11 Yaldwyn Street East, Kyneton | \$1,300,000 | 15/04/2025 |

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: