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	42 Yaldwyn Street West, Kyneton, VIC, 3444

Indicative selling price

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

	or range between	$650,000	&	$695,000

Median sale price

Median price	$842,000	Property type	House	Suburb	Kyneton
Period - From	April 2024	to	March 2025	Source	Pricefinder.com.au

Comparable property sales

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. 43 Jennings Street, Kyneton	$ 620,000	24th Dec 2024
2. 2 Welsh Street, Kyneton	$ 770,000	4th April 2025
3. 22 Bowen Street, Kyneton	$ 650,000	13th Nov 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: 28th April 2025