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	6 Hutton Street, Kyneton, Victoria 3444

Indicative selling price

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

~~Single price~~	~~$*~~	or range between	$750,000	&	$795,000

Median sale price

Median price	$805,000	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
4 Hutton Street, Kyneton	$895,000	10/03/2023
47 Baynton Street, Kyneton	$830,000	28/03/2023
4 Bodkin Street, Kyneton	$785,000	04/04/2023

This Statement of Information was prepared on: 28th March 2024