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 and postcode	18 Orr Street Kyneton VIC 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$950,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$760,000	Property type	House	Suburb	Kyneton
Period-from	01 Feb 2021	to	31 Jan 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

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
10 Pohlman Street Kyneton VIC 3444	$905,000	30-Jan-22
13 Bowen Street Kyneton VIC 3444	$1,400,000	16-Dec-21
14 Bodkin Street Kyneton VIC 3444	$1,200,000	09-Dec-21

OR

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: 04 February 2022

BRAD TEAL • woodards

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10 Pohlman Street Kyneton VIC 3444

4 1 2

Sold Price RS $905,000 Sold Date 30-Jan-22

Distance 1.09km



13 Bowen Street Kyneton VIC 3444

4 2 2

Sold Price RS $1,400,000 Sold Date 16-Dec-21

Distance 0.48km

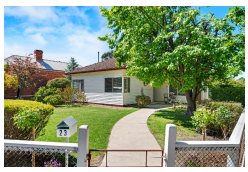


14 Bodkin Street Kyneton VIC 3444

5 2 1

Sold Price $1,200,000 Sold Date 09-Dec-21

Distance 0.86km



23 Simpson Street Kyneton VIC 3444

3 2 2

Sold Price RS $895,000 Sold Date 18-Dec-21

Distance 1.02km

RS = Recent sale **UN** = Undisclosed Sale

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