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	47 BAYNTON 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	$849,900	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$892,500	Property type	House	Suburb	Kyneton
Period-from	01 Feb 2022	to	31 Jan 2023	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
41 EBDEN STREET KYNETON VIC 3444	1950000	06-Sep-22
27 POWLETT STREET KYNETON VIC 3444	825000	08-Dec-22
44 SIMPSON STREET KYNETON VIC 3444	900000	22-Nov-22

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: 15 February 2023

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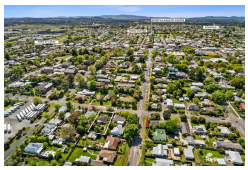
41 EBDEN STREET KYNETON VIC 3444

4 2 2

Sold Price **1950000** Sold Date **06-Sep-22**

Distance **0.33km**



27 POWLETT STREET KYNETON VIC 3444

2 1 2

Sold Price **825000** Sold Date **08-Dec-22**

Distance **0.21km**



44 SIMPSON STREET KYNETON VIC 3444

4 1 2

Sold Price **900000** Sold Date **22-Nov-22**

Distance **0.16km**

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

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