STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 BOLTON RESERVE LANE, KYNETON,

4 2 2

Indicative Selling Price

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

Price Range: **$640,000 to $700,000**

Provided by: Rachel Potter, PRD Nationwide Bendigo

MEDIAN SALE PRICE



KYNETON, VIC, 3444

Suburb Median Sale Price (House)

$830,000

01 July 2024 to 30 June 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



9 KELLY CL, KYNETON, VIC 3444

4 2 2

Sale Price

***$750,000**

Sale Date: 02/09/2025

Distance from Property: 1.8km

A



1 FARRIER DR, KYNETON, VIC 3444

4 2 2

Sale Price

***$770,000**

Sale Date: 27/08/2025

Distance from Property: 470m

B



29 JESSIE EVELYN CRES, KYNETON, VIC 3444

3 2 2

Sale Price

***$715,000**

Sale Date: 07/08/2025

Distance from Property: 1.6km

C

This report has been compiled on 30/09/2025 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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