

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

13 Powlett 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Kyneton

Period-from

01 Nov 2019

to

31 Oct 2020

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

8 Ebdon Street Kyneton VIC 3444	\$540,000	31-Mar-20
88 Beauchamp Street Kyneton VIC 3444	\$540,000	20-Oct-20
11 Warren Street Kyneton VIC 3444	\$555,000	21-Oct-20

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.~~

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8 Ebdon Street Kyneton VIC 3444

Sold Price

\$540,000

Sold Date

31-Mar-20

 3  2  2

Distance

0.45km



88 Beauchamp Street Kyneton VIC 3444

Sold Price

^{RS} **\$540,000**

Sold Date

20-Oct-20

 4  1  8

Distance

0.83km



11 Warren Street Kyneton VIC 3444

Sold Price

^{RS} **\$555,000**

Sold Date

21-Oct-20

 3  1  7

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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