

RT Edgar

STATEMENT OF INFORMATION

27 July 2019

Property offered for sale

25 Yaldwyn Street East, Kyneton, Vic 3444

Indicative selling price

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

Range between \$725,000 & \$775,000

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$585,000	House	X	Unit	Suburb or locality	Kyneton
Period - From	July 2018	to	June 2019	Source	Pricefinder.com.au	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Macedon Ranges estate agent and Rick Lander consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 9 Lauriston Street, Kyneton	\$730,000	June 2019
2 11 Yaldwyn Street East, Kyneton	\$735,000	June 2019
3 64 Ebdon Street, Kyneton	\$741,000	May 2019