

RT Edgar

STATEMENT OF INFORMATION

16 September 2019

Property offered for sale

4 Welsh Street, Kyneton, 3444

Indicative selling price

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

Range between \$530,000 & \$550,000

Median sale price

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

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Woodend estate agent and Beverley Higgs consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 31 Mollison Street, Kyneton	\$520,000	8/11/2018
2 24 Welsh Street, Kyneton	\$530,000	16/03/2019
3 24 Bodkin Street, Kyneton	\$502,500	4/12/2018

Date Prepared 16th September, 2019