



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/11 Edgecombe Street,
KYNETON 3444

House



2 beds



1 baths



1 parking

Indicative selling price

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

**Range from \$280,000 -
\$290,000**

Median sale price

Median **House** for **KYNETON** for period **Jul 2016 - Sep 2017**
Sourced from **Pricefinder**.

\$400,000

Comparable property sales

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 the most comparable to the property for sale.

2/54 Beauchamp Street, Price **\$285,000** Sold 08 May 2017
Kyneton 3444

2/11 Edgecombe Street, Price **\$260,000** Sold 07 July 2017
Kyneton 3444

2/2 Mitchell Street, Price **\$300,000** Sold 04 September 2017
Kyneton 3444

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

 **Jennifer Pearce**
Raine and Horne

03 5422 2678
0427 422 508

jennifer.pearce@kyneton.rh.com.au

Raine & Horne Kyneton

13 High Street,
Kyneton VIC 3444