



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**32 Simpson Street,
KYNETON 3444**

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$1,200,000 - \$1,300,000

Median sale price

Median **House** for **KYNETON** for period **Feb 2018 - Feb 2019**

Sourced from Realestate.com.au.

\$569,000

Comparable property sales

These are the three properties sold within five kilo metres 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.

41 Ebdon Street,
Kyneton 3444

Price **\$1,560,000** Sold 21
February 2019

38 Wedge Street,
Kyneton 3444

Price **\$1,525,200** Sold 12
February 2019

20 Bayton Street,
Kyneton 3444

Price **\$1,300,000** Sold 05
May 2018

Additional Information

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 Realestate.com.au.

Raine & Horne Kyneton

13 High Street,
Kyneton VIC 3444

Contact agents



Julian Davies
Raine and Horne

03 5422 2678
0439 802 323

julian.davies@woodend.rh.com.au