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 or locality and postcode	33 Jessie Evelyn Crescent, Kyneton VIC 3444

Indicative selling price

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

	or range between	$750,000	and	$785,000

Median sale price

Median price	$900,000	Property type	House	Suburb	Kyneton
Period - From	Aug 2022	to	July 2023	Source	Pricefinder.com.au

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 Kelly Close, Kyneton	$840,000	08/05/2023
12 Jessie Evelyn Crescent, Kyneton	$810.000	15/05/2023
63 Warren Street, Kyneton	$875,000	24/03/2022

This Statement of Information was prepared on: 31 August 2023