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	28 Mitchell Street, Kyneton Vic 3444

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $846,000 Property Type House Suburb Kyneton

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	15 Mair St KYNETON 3444	$1,090,000	03/05/2024
2	39 Hutton St KYNETON 3444	$1,175,000	29/01/2024
3	14 Lauriston St KYNETON 3444	$1,210,000	15/11/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18/10/2024 16:50

28 Mitchell Street, Kyneton Vic 3444

Tom May
03 5427 2800
0413 996 185
tommay@jelliscraig.com.au



3 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 1012 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
Year ending September 2024: $846,000

Comparable Properties



15 Mair St KYNETON 3444 (REI/VG)

5 2 4

Price: $1,090,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 911 sqm approx

Agent Comments



39 Hutton St KYNETON 3444 (REI/VG)

4 2 2

Price: $1,175,000
Method: Private Sale
Date: 29/01/2024
Property Type: House
Land Size: 999 sqm approx

Agent Comments



14 Lauriston St KYNETON 3444 (REI/VG)

3 1 4

Price: $1,210,000
Method: Private Sale
Date: 15/11/2023
Property Type: House
Land Size: 906 sqm approx

Agent Comments

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