

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

11 Maxwell Street, Kyneton Vic 3444

Indicative selling price

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

Single price \$985,000

Median sale price

Median price \$813,000

Property Type House

Suburb Kyneton

Period - From 01/01/2023

to 31/12/2023

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	40 Mollison St KYNETON 3444	\$985,000	16/12/2022
2	9 Sturt St KYNETON 3444	\$975,000	02/12/2022
3	10 Maxwell St KYNETON 3444	\$900,000	22/09/2023

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:

30/01/2024 15:35

11 Maxwell Street, Kyneton Vic 3444

**Jellis
Craig**

Carole Lenander

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Indicative Selling Price

\$985,000

Median House Price

Year ending December 2023: \$813,000



   carport and driveway
3 1

Rooms: 4

Property Type: House (Res)

Land Size: 853 sqm sqm approx

Agent Comments

Comparable Properties



40 Mollison St KYNETON 3444 (REI/VG)

Agent Comments

 3  2  -

Price: \$985,000

Method: Private Sale

Date: 16/12/2022

Property Type: House

Land Size: 345 sqm approx



9 Sturt St KYNETON 3444 (VG)

Agent Comments

 3  -  -

Price: \$975,000

Method: Sale

Date: 02/12/2022

Property Type: House (Res)

Land Size: 812 sqm approx



10 Maxwell St KYNETON 3444 (REI/VG)

Agent Comments

 3  2  2

Price: \$900,000

Method: Private Sale

Date: 22/09/2023

Property Type: House

Land Size: 871 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



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