

# 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
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

	or range between	\$825,000	&	\$865,000
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### Median sale price

Median price

\$906,000
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Property type

House
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Suburb

Kyneton
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Period - From

July 2022
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to

June 2023
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Source

Pricefinder.com.au
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### 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**

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: 

12 July 2023
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