Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 38 Mollison Street, Kyneton Vic 3444

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$780,000		&		\$830,000			
Median sale p	rice							
Median price	\$905,000	Pro	operty Type	Hou	ISE		Suburb	Kyneton
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	9 Edgecombe St KYNETON 3444	\$835,000	31/05/2023
2	12 Pohlman St KYNETON 3444	\$820,000	29/06/2023
3	25 Barton St KYNETON 3444	\$813,000	10/07/2023

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:

08/08/2023 12:17



38 Mollison Street, Kyneton Vic 3444



Jenny Stewart



Rooms: 8 Property Type: House Land Size: 520 sqm approx Agent Comments 03 5427 2800 0408 389 071 jennystewart@jelliscraig.com.au

Indicative Selling Price \$780,000 - \$830,000 Median House Price Year ending June 2023: \$905,000

Comparable Properties



9 Edgecombe St KYNETON 3444 (REI/VG)



Price: \$835,000 Method: Private Sale Date: 31/05/2023 Property Type: House Land Size: 502 sqm approx



12 Pohlman St KYNETON 3444 (REI)

Agent Comments

Agent Comments



Price: \$820,000 Method: Private Sale Date: 29/06/2023 Property Type: House Land Size: 1006 sqm approx

25 Barton St KYNETON 3444 (REI)



Price: \$813,000 Method: Private Sale Date: 10/07/2023 Property Type: House Land Size: 581 sqm approx Agent Comments

Account - Jellis Craig | P: 0354272800 | F: 0354272811



propertydata

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