

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38a Caroline Chisholm Drive, Kyneton Vic 3444

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$800,000

Property Type House

Suburb Kyneton

Period - From 01/04/2023

to 31/03/2024

Source REIV

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

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2 Jacobs Av KYNETON 3444	\$650,000	16/05/2024
2	10a Acacia Dr KYNETON 3444	\$587,000	28/02/2024
3			

OR

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

This Statement of Information was prepared on:

24/06/2024 10:20

38a Caroline Chisholm Drive, Kyneton Vic 3444

**Jellis
Craig**

Kerryn Wildenburg
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Indicative Selling Price

\$595,000

Median House Price

Year ending March 2024: \$800,000



3 1 2

Rooms: 5

Property Type: House

Land Size: 448 sqm approx

Agent Comments

Comparable Properties



2 Jacobs Av KYNETON 3444 (REI/VG)

Agent Comments

3 1 2

Price: \$650,000

Method: Private Sale

Date: 16/05/2024

Property Type: House

Land Size: 584 sqm approx



10a Acacia Dr KYNETON 3444 (REI/VG)

Agent Comments

3 1 2

Price: \$587,000

Method: Private Sale

Date: 28/02/2024

Property Type: House

Land Size: 512 sqm approx

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

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



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