

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 95 Caroline Chisholm Drive, Kyneton Vic 3444
Including suburb or locality and postcode

Indicative selling price

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

Range between \$890,000 & \$950,000

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	5 Banksia Cr KYNETON 3444	\$950,000	26/09/2023
2	1 Banksia Cr KYNETON 3444	\$906,000	14/04/2023
3	43 Wheatley St KYNETON 3444	\$865,000	23/10/2023

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: 01/02/2024 11:20



 3-4  2  3

Rooms: 8
Property Type: Land
Land Size: 788 sqm approx
[Agent Comments](#)

Indicative Selling Price

\$890,000 - \$950,000

Median House Price

Year ending December 2023: \$813,000

Comparable Properties



5 Banksia Cr KYNETON 3444 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$950,000
Method: Private Sale
Date: 26/09/2023
Property Type: House
Land Size: 1073 sqm approx



1 Banksia Cr KYNETON 3444 (VG)

[Agent Comments](#)

 4  -  -

Price: \$906,000
Method: Sale
Date: 14/04/2023
Property Type: House (Res)
Land Size: 839 sqm approx



43 Wheatley St KYNETON 3444 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$865,000
Method: Private Sale
Date: 23/10/2023
Property Type: House
Land Size: 730 sqm approx