

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 and
postcode

8 JESSIE EVELYN CRESCENT KYNETON VIC 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$849,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Kyneton

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

78 WARREN STREET KYNETON VIC 3444	\$1,100,000	17-Jun-24
63 WARREN STREET KYNETON VIC 3444	\$1,030,000	23-Aug-24
7 EDGECOMBE STREET KYNETON VIC 3444	\$990,000	20-Feb-25

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.

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**78 WARREN STREET KYNETON
VIC 3444**

4 2 2

Sold Price **\$1,100,000** Sold Date **17-Jun-24**

Distance **0.15km**



**63 WARREN STREET KYNETON
VIC 3444**

4 2 2

Sold Price **\$1,030,000** Sold Date **23-Aug-24**

Distance **0.26km**



**7 EDGECOMBE STREET KYNETON
VIC 3444**

4 2 2

Sold Price **\$990,000** Sold Date **20-Feb-25**

Distance **0.87km**



**13 ARMSTRONG COURT KYNETON
VIC 3444**

4 2 2

Sold Price **\$840,000** Sold Date **02-May-24**

Distance **0.89km**



**2 ARMSTRONG COURT KYNETON
VIC 3444**

4 2 2

Sold Price **\$850,000** Sold Date **21-Oct-24**

Distance **1.03km**

RS = Recent sale UN = Undisclosed Sale

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