

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

18 Jacobs Avenue, Kyneton

Indicative selling price

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

or range between &

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

Comparable property sales

- 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. 29 Jessie Evelyn Crescent, Kyneton	\$715,000	07/08/2025
2. 73 Mitchell Street, Kyneton	\$750,000	18/07/2025
3. 38 Warren Street, Kyneton	\$700,000	26/03/2024

- 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: