

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

7 PATTERSON DRIVE 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Kyneton

Period-from

01 Aug 2022

to

31 Jul 2023

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

16 CAROLINE CHISHOLM DRIVE KYNETON VIC 3444	\$840,000	23-Dec-22
3 KELLY CLOSE KYNETON VIC 3444	\$840,000	08-May-23
35 BLAIR DRIVE KYNETON VIC 3444	\$820,000	22-Jul-23

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 August 2023

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**16 CAROLINE CHISHOLM DRIVE
KYNETON VIC 3444**

 3  2  1

Sold Price **\$840,000** Sold Date **23-Dec-22**

Distance **0.46km**



**3 KELLY CLOSE KYNETON VIC
3444**

 4  2  2

Sold Price Sold Date **08-May-23**

Distance **0.37km**



**35 BLAIR DRIVE KYNETON VIC
3444**

 4  2  6

Sold Price ^{RS} **\$820,000** ^{UN} Sold Date **22-Jul-23**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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