

Wilson Partners

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

5 LINK AVENUE, KILMORE

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 \$475,000 & \$495,000

Median sale price

Median price \$430,000 Property type HOUSE Suburb KILMORE

Period - From 25/01/2019 to 09/04/2020 Source LANDATA

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 25 COTTAGE CRESCENT, KILMORE	\$481,000	25/01/2019
2 65 WHITE STREET, KILMORE	\$480,000	06/02/2019
3 3 RYANS ROAD, KILMORE	\$485,000	22/12/2019

This Statement of Information was prepared on: 09.04.2020