

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

12 ECHIDNA COURT KILMORE VIC 3764

Indicative selling price

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

Single Price

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Kilmore

Period-from

01 Aug 2021

to

31 Jul 2022

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

12 COACHMAN AVENUE KILMORE VIC 3764	\$750,000	02-Oct-21
6 SMOKEHOUSE AVENUE KILMORE VIC 3764	\$750,000	18-Aug-21
4 GOLDEN ELM COURT KILMORE VIC 3764	\$750,000	05-May-22

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: 05 August 2022



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12 COACHMAN AVENUE KILMORE Sold Price **\$750,000** Sold Date **02-Oct-21**
VIC 3764

4 2 2

Distance **0.65km**



6 SMOKEHOUSE AVENUE KILMORE Sold Price Sold Date **18-Aug-21**
VIC 3764

4 2 2

Distance **0.75km**



4 GOLDEN ELM COURT KILMORE Sold Price Sold Date **05-May-22**
VIC 3764

4 2 2

Distance **1.12km**

RS = Recent sale UN = Undisclosed Sale

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