

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

3 Ruby Close 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

or range
between

\$459,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Kilmore

Period-from

01 Nov 2018

to

31 Oct 2019

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

7 Francis Court Kilmore VIC 3764	\$450,000	14-Apr-19
6 Ariel Court Kilmore VIC 3764	\$420,000	06-Aug-19
19 Chrystobel Way Kilmore VIC 3764	\$512,000	15-Jul-19

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: 29 November 2019



7 Francis Court Kilmore VIC 3764

Sold Price

\$450,000

Sold Date

14-Apr-19
 4  2  2

Distance

0.04km


6 Ariel Court Kilmore VIC 3764

Sold Price

\$420,000

Sold Date

06-Aug-19
 4  2  2

Distance

0.13km


19 Chrystobel Way Kilmore VIC 3764

Sold Price

\$512,000

Sold Date

15-Jul-19
 4  2  2

Distance

0.2km


14 Chrystobel Way Kilmore VIC 3764

Sold Price

\$470,000

Sold Date

20-Feb-19
 4  2  2

Distance

0.26km


56 Mikada Boulevard Kilmore VIC 3764

Sold Price

\$442,500^{UN}

Sold Date

01-Nov-19
 4  2  2

Distance

0.31km


58 Mikada Boulevard Kilmore VIC 3764

Sold Price

\$465,000

Sold Date

02-Apr-19
 4  2  2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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**49 Mikada Boulevard Kilmore VIC
3764**

Sold Price

\$430,000

Sold Date

09-Aug-19

 4  2  2

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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