

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

4 Hanover Court, Kilmore Vic 3764

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$599,500

Property Type House

Suburb Kilmore

Period - From 01/01/2022

to

31/03/2022

Source REIV

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
1	78 Tootle St KILMORE 3764	\$1,300,000	09/12/2021
2	40 Melrose Dr KILMORE 3764	\$1,080,000	04/11/2021
3	84 George St KILMORE 3764	\$1,077,000	01/12/2021

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:

29/04/2022 09:49

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2022: \$599,500



3 2 14

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 6020 sqm approx

Agent Comments

Comparable Properties

78 Tootle St KILMORE 3764 (VG)

Agent Comments

4 - -

Price: \$1,300,000

Method: Sale

Date: 09/12/2021

Property Type: House (Res)

Land Size: 2190 sqm approx

40 Melrose Dr KILMORE 3764 (VG)

Agent Comments

3 - -

Price: \$1,080,000

Method: Sale

Date: 04/11/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 5741 sqm approx



84 George St KILMORE 3764 (VG)

Agent Comments

2 - -

Price: \$1,077,000

Method: Sale

Date: 01/12/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4047 sqm approx

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067