

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

44 Chrystobel Way 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

\$460,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,250

Property type

House

Suburb

Kilmore

Period-from

01 Aug 2019

to

31 Jul 2020

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

18 Viewhill Road Kilmore VIC 3764	\$480,000	23-Nov-19
9 Hanlon Street Kilmore VIC 3764	\$480,000	19-Jan-20
6 Coachman Avenue Kilmore VIC 3764	\$475,000	05-Jan-20

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: 19 August 2020



18 Viewhill Road Kilmore VIC 3764 Sold Price **\$480,000** Sold Date **23-Nov-19**

 4  2  2

Distance **0.54km**



9 Hanlon Street Kilmore VIC 3764 Sold Price Sold Date **19-Jan-20**

 4  2  2

Distance **0.63km**



6 Coachman Avenue Kilmore VIC 3764 Sold Price **\$475,000** Sold Date **05-Jan-20**

 4  2  2

Distance **3.17km**

RS = Recent sale UN = Undisclosed Sale

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