

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

184 Templetons Road, Kilmany Vic 3851

Indicative selling price

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

Single price \$395,000

Median sale price*

Median price House Unit Suburb or locality Kilmany

Period - From to Source

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 eighteen 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	363 Settlement Rd KILMANY 3851	\$475,000	12/12/2018
2	29 Sale Cowwarr Rd FULHAM 3851	\$450,000	11/02/2019
3	139 Hopkins Rd FULHAM 3851	\$375,000	17/11/2017

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 eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price
\$395,000
No median price available



 3  1  2

Rooms:
Property Type: House
Land Size: 10117 sqm approx
Agent Comments

Comparable Properties



363 Settlement Rd KILMANY 3851 (REI)

Agent Comments

 3  1  6

Price: \$475,000
Method: Private Sale
Date: 12/12/2018
Rooms: -
Property Type: Misc Improvements Rural (no dwelling)



29 Sale Cowwarr Rd FULHAM 3851 (REI)

Agent Comments

 3  2  2

Price: \$450,000
Method: Private Sale
Date: 11/02/2019
Rooms: 6
Property Type: House



139 Hopkins Rd FULHAM 3851 (REI)

Agent Comments

 3  2  -

Price: \$375,000
Method: Private Sale
Date: 17/11/2017
Rooms: 6
Property Type: Mixed Farming (Rur)