

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

3616 Princes Highway, Kilmany Vic 3851

Indicative selling price

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

Single price

\$489,950

Median sale price*

Median price

Property Type

Suburb

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	3915 Princes Hwy FULHAM 3851	\$680,000	26/02/2021
2	29 Freshwaters Rd KILMANY 3851	\$525,000	21/04/2021
3			

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.~~

This Statement of Information was prepared on:

16/06/2022 14:09

* 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.

3616 Princes Highway, Kilmany Vic 3851

GRAHAM CHALMER
PTY. LTD.

Victoria Cook

5144 4333

0417 017 182

victoriac@chalmer.com.au

Indicative Selling Price

\$489,950

No median price available



3 2 2

Property Type: House

Land Size: 2019 sqm approx

Agent Comments

Comparable Properties



3915 Princes Hwy FULHAM 3851 (REI/VG)

Agent Comments

5 2 4

Price: \$680,000

Method: Private Sale

Date: 26/02/2021

Property Type: Rural (All Types)

Land Size: 275200 sqm approx



29 Freshwaters Rd KILMANY 3851 (REI/VG)

Agent Comments

3 1 2

Price: \$525,000

Method: Sold Before Auction

Date: 21/04/2021

Property Type: House (Res)

Land Size: 124545 sqm approx

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.

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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