

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 53 George Street Kilmore 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 \$*530,000 or range between \$* & \$*

Median sale price

(*Delete house or unit as applicable)

Median price \$ 430000 *House ☒ *Unit ☐ Suburb or locality Kilmore 3764
Period - From 1/10/2018 to 30/09/2018 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 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 36 CENTENARY DR, KILMORE, VIC 3764	\$ 565000	21/08/2018
2 53 FITZROY ST, KILMORE, VIC 3764	\$ 535000	11/07/2018
3 13 ROBINIA CRT, KILMORE, VIC 3764	\$ 537,500	15/06/2018

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.

Property data source: www.pricefinder.com.au Generated on 8th October 2018