

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 8 Peppercorn Court, Kilmore 3764


Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Price range between \$720,000 & \$750,000

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000 *House ☒ Suburb or locality Kilmore 3764
Period - From 01/04/2018 to 31/03/2019 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 HARRINGTON DR, KILMORE, VIC 3764	\$770,000	05/11/2018
2 5 PEPPERCORN CRT, KILMORE, VIC 3764	\$762,500	13/12/2018
3 46 GEHREYS LANE, KILMORE, VIC 3764	\$770,000	21/02/2019

Property data source: www.pricefinder.com.au Generated on 5th July 2019.