

Wilson Partners

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 or
locality and postcode

2/42 Melbourne Street, Kilmore

Indicative selling price

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

Single price \$469,950

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$430,000

*House ☒

*Unit ☐

Suburb
or locality Kilmore

Period - From March 2018

to June 2018

Source Realestate.com.au

Comparable property sales

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 11 Casuarina Street, Kilmore, VIC 3764	\$380,000	14/03/2018
2 49 Casuarina Street, VIC 3764	\$410,000	21/05/2018
3 22 Lumsden Street, Kilmore, VIC 3756	\$397,500	13/06/2018