

# 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

75 Mikada Boulevard, KILMORE 3764

### Indicative selling price

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

Price range between \$510,000 & \$550,000

### Median sale price

Median price

\$452,000

Property type

HOUSE

Suburb

KILMORE

Period - From

July 2018

to

June 2019

Source



### 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 WALNUT GROVE CRT, KILMORE, VIC 3764	\$ 568,500	15/07/2019
2. 15 OLIVE TREE CRT, KILMORE, VIC 3764	\$ 555,000	15/05/2019
3. 50 CENTENARY DR, KILMORE, VIC 3764	\$ 540,000	13/03/2019

This Statement of Information was prepared on: 19/09/2019