

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 and
postcode

6 Hibiscus Court Kilmore VIC 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

or range
between

\$635,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

House

Suburb

Kilmore

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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

39 Centenary Drive Kilmore VIC 3764	\$675,000	15-Oct-20
2 Hibiscus Court Kilmore VIC 3764	\$710,000	08-Nov-20
8 Banksia Court Kilmore VIC 3764	\$620,000	26-Mar-20

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.

This Statement of Information was prepared on: 22 March 2021

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39 Centenary Drive Kilmore VIC 3764

Sold Price **\$675,000** Sold Date **15-Oct-20**

4 2 2

Distance **0.07km**



2 Hibiscus Court Kilmore VIC 3764

Sold Price **\$710,000** Sold Date **08-Nov-20**

4 2 2

Distance **0.08km**



8 Banksia Court Kilmore VIC 3764

Sold Price **\$620,000** Sold Date **26-Mar-20**

4 2 2

Distance **0.1km**



14 Golden Elm Court Kilmore VIC 3764

Sold Price ^{RS} **\$740,000** Sold Date **02-Mar-21**

4 2 2

Distance **0.37km**



18 Robinia Court Kilmore VIC 3764

Sold Price **\$665,000** Sold Date **09-Jun-20**

4 2 2

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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