

## 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 20 Northgate Boulevard, Kilmore 3764


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range between \$430,000 & \$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$440000 \*House ☒ Suburb or locality Kilmore VIC 3764  
Period - From 01/10/2017 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. 16 WISPERING CCT, KILMORE, VIC 3764	\$439,000	11/09/2018
2. 6 NORTHGATE BVD, KILMORE, VIC 3764	\$445,000	14/06/2018
3. 48 HIGHGATE RD, KILMORE, VIC 3764	\$460,000	16/08/2018

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 28<sup>th</sup> November 2018.