

# Wilson Partners

Who Sold It?™

## 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  
**40 Victoria Parade, Kilmore Vic 3764**

#### Indicative selling price

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

Single price \$ or range between **\$380,000** & **\$410,000**

#### Median sale price

Median price **\$570,000** Property type **Residential** Suburb **Kilmore Vic 3764**

Period - From **26.03.2023** to **26.03.2024** Source **Landata**

#### Comparable property sales

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. 5/2-4 Lumsden Street Kilmore Vic 3764	\$382,000	06.02.2024
2. 7/87 White Street, Kilmore Vic 3764	\$370,000	18.01.2024
3. ½-4 Lumsden Street, Kilmore Vic 3764	\$360,000	04.05.2024

This Statement of Information was prepared on: **26.03.2024**

Bayside office  
**(03) 9645 0808**

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Kilmore office  
**(03) 5781 1999**

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