

Wilson Partners

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

4/81 Powlett Street, 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 \$390,000 & \$410,000

Median sale price

Median price \$556,735 Property type Residential Suburb Kilmore

Period - From 19.04.2022 to 18.04.2023 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. 1/81 Powlett Street, Kilmore	\$385,000	06.05.2023
2. 2/81 Powlett Street, Kilmore	\$380,000	25.08.2023
3. 2/87 White Street, Kilmore	\$400,000	25.08.2023

This Statement of Information was prepared on: 18.04.2023