

## 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

10 NORTHVIEW ROAD 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

\$545,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Kilmore

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 34 WESTWOOD ROAD KILMORE VIC 3764 | \$570,000 | 13-Apr-23 |
| 30 WESTWOOD ROAD KILMORE VIC 3764 | \$570,000 | 11-Jan-23 |
| 8 ROYAL PARADE KILMORE VIC 3764   | \$530,000 | 13-Dec-22 |

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: 26 April 2023


**34 WESTWOOD ROAD KILMORE  
VIC 3764**

Sold Price

<sup>RS</sup>
**\$570,000**

Sold Date

**13-Apr-23**


4



2



2

Distance

**0.07km**

**30 WESTWOOD ROAD KILMORE  
VIC 3764**

Sold Price

**\$570,000**

Sold Date

**11-Jan-23**


4



2



2

Distance

**0.11km**

**8 ROYAL PARADE KILMORE VIC  
3764**

Sold Price

**\$530,000**

Sold Date

**13-Dec-22**


4



2



2

Distance

**0.61km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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