

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

9 PEPPERCORN 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

\$815,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Kilmore

Period-from

01 Nov 2022

to

31 Oct 2023

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

7 ROBINIA COURT KILMORE VIC 3764	\$840,000	11-Sep-23
22 LETTERBOX LANE KILMORE VIC 3764	\$970,000	07-Aug-23
50 THE ELMS BOULEVARD KILMORE VIC 3764	\$950,000	01-May-23

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: 03 November 2023



7 ROBINIA COURT KILMORE VIC 3764

Sold Price

^{RS} **\$840,000**

Sold Date

11-Sep-23

4 2 3

Distance

0.24km



22 LETTERBOX LANE KILMORE VIC 3764

Sold Price

^{RS} **\$970,000** ^{UN}

Sold Date

07-Aug-23

4 2 3

Distance

0.25km



50 THE ELMS BOULEVARD KILMORE VIC 3764

Sold Price

\$950,000

Sold Date

01-May-23

4 2 5

Distance

0.8km



25 SMOKEHOUSE AVENUE KILMORE VIC 3764

Sold Price

\$840,000

Sold Date

26-Apr-23

4 3 2

Distance

1.06km



18 SMOKEHOUSE AVENUE KILMORE VIC 3764

Sold Price

\$810,000

Sold Date

05-May-23

4 2 2

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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