

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

2 Echidna Court Kilmore 3764

Indicative selling price

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

or range between \$470,000 & \$510,000

Median sale price

(*Delete house or unit as applicable)

Median price \$440,000

*House ☒ *Unit ☐

Suburb or locality Kilmore 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 53 George St Kilmore	\$530,000	12/11/2018
2 4 Finlay Court Kilmore	\$502,500	16/11/2018
3 29 Black Duck Crossing Kilmore	\$510,000	07/08/2018

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.

Property data source: www.pricefinder.com.au Generated on 4th February 2019.