

Wilson Partners

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 or
locality and postcode

1/10 Powlett street, Kilmore Victoria 3764

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$335,500

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$ 422,000

*House

*Unit X

Suburb
or locality Kilmore

Period - From 01 / 03 / 2018 to 30 / 07 / 2019

Source Landata

Comparable property sales

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
3 /36 Albert Street, Kilmore VIC 3764	\$330,000	01 / 11 / 2018
1 /15 Jandarew Court, Kilmore VIC 3764	\$335,000	12 / 03 / 2018
7 Gina Court, Kilmore VIC 3764	\$335,000	09 / 11 / 2018

/ Albert Street