

# 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

8 Crimmins Way, Kilmore VIC 3764

#### Indicative selling price

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

Single price \$\* or range between \$1,000,000 & \$1,050,000

#### Median sale price

Median price \$498,500 Property type Residential Suburb Kilmore

Period - From 09/05/2021 to 08/05/2022 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. 30 Sports Avenue, Kilmore	\$912,500	04/04/2022
2. 5 Ballantine Court, Kilmore	\$1,025,000	30/11/2021
3. 23 Wattlebird Way, Kilmore	\$960,000	03/02/2022

This Statement of Information was prepared on: 09/05/2022