

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

3b Pinewood Place, Kilmore, Vic, 3764

Indicative selling price

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

Single price \$359,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$390,000

*House x

*Unit

Suburb
or locality Kilmore

Period - From August 2017 to September 2017

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
1 36 Royal Parade, Kilmore	\$340,000	07 Sep 2017
2 1 Xavier Street, Kilmore	\$340,000	04 Sep 2017
3 67 Fitzroy Street, Kilmore	\$330,000	31 Jul 2017