
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

70 Royal Parade, Kilmore 3764

Indicative selling price

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

Price range between

\$320,000	&	\$350,000
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Median sale price

Median price

\$365,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb or locality	KILMORE
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Period - From

Oct 2016	to	Sept 2017
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Source

Pricefinder.com.au

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
36 Royal Parade, Kilmore VIC 3764	\$340,000	07/09/2017
14 Casuarina Street, Kilmore VIC 3764	\$320,002	15/05/2017
64 Royal Parade, Kilmore VIC 3764	\$347,500	21/07/2017

Property data source: www.pricefinder.com.au Generated on 13 October 2017.