

# 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

26 CHRYSTOBEL WAY, KILMORE

#### 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 \$435,000 & \$445,000

#### Median sale price

Median price

\$440,000

Property type

RESIDENTIAL

Suburb

KILMORE

Period - From

17.02.2020

to

20.01.2021

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. 4 Casuarina Street Kilmore	\$435,000	24.06.2020
2 16 May Street Kilmore	\$435,000	20.06.2020
3 7 Simone Street Kilmore	\$445,000	17.02.2020

This Statement of Information was prepared on: 20.01.2021