

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

5 Natures Run Kilmore VIC 3764

Indicative selling price

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

Single price \$* ----- or range between \$330,000 & \$360,000

Median sale price

(*Delete house or unit as applicable)

Median price \$350,000

*House ☒

*Unit ☐

Suburb
or locality Kilmore

Period - From Feb 2017

to May 2017

Source RP Data

Comparable property sales (*Delete A or B below as applicable)

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
86 White Street Kilmore	\$370,000	14 June 2017
88A White Street Kilmore	\$355,000	15 March 2017
45 Broadhurst Street Kilmore	\$380,000	18 March 2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.