

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

39 Mikada Boulevard, Kilmore

Indicative selling price

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

Single price \$420,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$352,500

*House X

*Unit

Suburb
or locality Kilmore

Period - From Jan 2017

to June 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
1 32 Mikada Boulevard, Kilmore	\$315,000	5 th Sept 2017
2 50 Mikada Boulevard, Kilmore	\$345,000	7 th April 2017
3 7 Park View Drive, Kilmore	\$349,900	17 th July 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.