
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

11 SIMONE STREET KILMORE 3764

Indicative selling price

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

Price range between

\$430,000	&	\$470,000
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Median sale price

Median price

\$380,000	House	<input checked="" type="checkbox"/>	Suburb or locality	Kilmore
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Period - From

01/01/2017	to	31/12/2017	Source	Pricefinder.com.au
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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
21 COTTAGE CRES, KILMORE, VIC 3764	\$435,000	29/11/2017
18 PONTISFORD CRT, KILMORE, VIC 3764	\$475,000	16/10/2017
19 COTTAGE CRES, KILMORE, VIC 3764	\$436,500	26/09/2017

Property data source: www.pricefinder.com.au Generated on 03/01/2017.