

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

16 Wispering Circuit, 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 \$ or range between \$460,000 & \$470,000

Median sale price

Median price \$428,000 Property type Residential Suburb Kilmore

Period - From 17/12/2019 to 06/01/2021 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 3 Ruby Close, Kilmore	\$460,000	25.01.2020
2 1 Jessica Avenue, Kilmore	\$462,000	17.12.2019
3 3 Northgate Blvd, Kilmore	\$485,000	14.02.2020

This Statement of Information was prepared on: 06.01.2021