

## 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 38B Viewhill Road Kilmore 3764

Including suburb or  
locality and postcode

#### 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 \$530,000 & \$550,000

#### Median sale price

Median price \$475,500 Property Type House 4BR Suburb or Locality Kilmore

Period - From Updated to Nov 2nd 2020 Source Realestate.com.au

#### 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 8 Teamsters Circuit Kilmore 4BR 2BTH	\$582,000	28th Oct 2020
2 7 Chrystobel Way Kilmore 4BR 2Bth 720M2	\$550,000	27th Oct 2020
3 35 Natures Run Kilmore 4BR 2BTH 716M2	\$520,000	6th Nov 2020

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.~~

This Statement of Information was prepared on: 16.11.2020