

Colette Genevieve Fulham T/A Colette's Goldfields Real Estate 54B Fraser Street Clunes VIC 3370 Tel: 0488 052 155 Agent No: Licence Number 080911L

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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property off	ered fo	rsale		
	Address	38B Viewhill Road Kilmore 3764		
Including s locality and p				
Indicative se	•			
For the meaning	g of this p	rice see consumer.vic.gov.au/underquoting (*D	Delete single pric	e or range as applicable)
Single price	e <u>\$*</u>	or range between \$530,0	000	& <u>\$550,000</u>
Median sale	price			
Median price	\$475,500	Property Type House 4BR	Suburb or Locality	Kilmore

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

to Nov 2nd 2020

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.

Source Realestate.com.au

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

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Period - From Updated

	ζ*	I he estate agent or agent's representative reasonably believes that tewer than three comparable properties were
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		sold within five kilometres of the property for sale in the last 18 months
		and Within the Michigan of the property for sale in the last to morning.

This Statement of Information was prepared on: 16.11.2020

reaforms.com.au 38B Viewhill Road Kilmore 3764