

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 20 COTTAGE CRESCENT, KILMORE 3764

Indicative selling price

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

Price range
between

\$360,000

&

\$390,000

Median sale price

Median price

\$385,000

House

X

Suburb or
locality

KILMORE VIC 3764

Period - From

JANUARY
2017

to

DECEMBER
2017

Source



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 |
|--------------------------------------|----------|--------------|
| 1. 34 CHURCH ST, KILMORE, VIC 3764 | \$391000 | 28/10/2017 |
| 2. 22 LINK AVE, KILMORE, VIC 3764 | \$390000 | 08/12/2017 |
| 3. 20 ANDERSON RD, KILMORE, VIC 3764 | \$370000 | 19/10/2017 |

Property data source: www.pricefinder.com.au Generated on 19TH JANUARY 2018.