

Wilson Partners | Who Sold It?™

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

4 Candlebark Close, 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 \$700,000 & \$770,000

Median sale price

Median price \$580,000 Property type Residential Suburb Kilmore VIC 3764

Period - From 11/07/2023 to 10/07/2024 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. 6 Skink Retreat, Kilmore VIC 3764	\$763,100	21/11/2023
2. 1 Letterbox Lane, Kilmore VIC 3764	\$800,000	03/05/2024
3. 8 Teamsters Circuit, Kilmore VIC 3764	\$750,000	03/05/2024

This Statement of Information was prepared on: 10/07/2024

Wilson Partners

1, 33-35 Sydney Street Kilmore Vic 3764

03 5781 1999