

# 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

Lot 21, 50 Highgate Road Kilmore Vic 3764

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$195,000

### Median sale price

Median price

\$236,500

Property type

Land

Suburb

Kilmore 3764

Period - From

01/10/2018

to

30/09/2019

Source

Pricefinder.com.au

### 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. 5 Nolan Street, Kilmore Vic 3764	\$200,000	25/06/2019
2. 11 Nolan Street, Kilmore Vic 3764	\$210,000	22/07/2019
3. 5 Northview Road, Kilmore Vic 3764	\$200,000	05/03/2019

This Statement of Information was prepared on: 12<sup>th</sup> May 2020