

Wilson Partners

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 or locality and postcode

12 FITZROY STREET, KILMORE VIC 3764

Indicative selling price

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

Single price or range between \$ 420,000 & \$ 440,000

Median sale price

Median price \$ 410,000 House ☒ Unit ☐ Suburb or locality KILMORE 3764

Period - From 20 / 11 / 2017 to 20 / 11 / 2018 Source LANDATA

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
3 THOMPSON PLACE, KILMORE	\$ 402,000	29 / 08 / 2018
8 ECHIDNA COURT, KILMORE	\$ 480,000	11 / 03 / 2018
35 COTTAGE CRESCENT, KILMORE	\$ 445,000	04 / 04 / 2018