

## 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 66 Powlett Street Kilmore

#### Indicative selling price

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

Price range  
between

\$280,000

&

\$305,000

#### Median sale price

Median price \$260,000

Unit

X

Suburb or  
locality

Kilmore 3764

Period - From July 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. 6 /36 Albert Street Kilmore	\$287,000	12/02/2018
2. 1/36 Albert Street Kilmore	\$255,000	10/10/2017
3. 6/69 Union Street Kilmore	\$325,000	11/12/2017

Property data source: [www.pricefinder.com.au](http://www.pricefinder.com.au) Generated on 7<sup>th</sup> March 2018.