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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

37 Natures Run, Kilmore VIC 3764

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 \$570,000 & \$610,000

Median sale price

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

Period - From 31.07.2023 to 01.08.2024 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. 67 Cottage Crescent, Kilmore VIC 3764	\$590,000	19.05.2023
2. 33 Natures Run, Kilmore VIC 3764	\$620,000	15.09.2023
3. 86 Cottage Crescent, Kilmore VIC 3764	\$600,000	25.08.2023

This Statement of Information was prepared on: 22.08.2024

Wilson Partners

1, 33-35 Sydney Street Kilmore Vic 3764

03 5781 1999