

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

| |
|--------------------------|
| 12 ECHIDNA COURT KILMORE |
|--------------------------|

Indicative selling price

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

Price

| | |
|----------|--|
| \$245000 | |
|----------|--|

Median sale price

Median price

| | | | | |
|-----------|------|-------------------------------------|--------------------|------------------|
| \$207,500 | LAND | <input checked="" type="checkbox"/> | Suburb or locality | KILMORE VIC 3764 |
|-----------|------|-------------------------------------|--------------------|------------------|

Period - From

| | | | | |
|------------|----|-----------|--------|---|
| APRIL 2018 | to | JUNE 2018 | 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. 59 NATURES RUN, KILMORE, VIC 3764 | \$245,000 | 05/05/2018 |
| 2. x | | |
| 3. x | | |

The agent believes there are fewer than three comparable sales within the time and distance limitations.

Property data source: www.pricefinder.com.au Generated on 4TH JULY 2018.