

Wilson Partners

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

29 Simone Street, Kilmore

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 \$650,000 & \$670,000

Median sale price

Median price \$552,500 Property type Residential Suburb Kilmore

Period - From 12.03.2022 to 11.03.2023 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. 57 Viewhill Road, Kilmore | \$670,000 | 08.03.2023 |
| 2. 4 Hibiscus Court, Kilmore | \$690,000 | 14.11.2022 |
| 3. 58 Kings Lane, Kilmore | \$680,000 | 10.08.2022 |

This Statement of Information was prepared on: 11.03.2023