

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 and
postcode

2 COTTAGE CRESCENT 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

\$610,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Kilmore

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

16 VIEWHILL ROAD KILMORE VIC 3764	\$635,000	17-Jan-23
39 BROADHURST STREET KILMORE VIC 3764	\$625,000	16-Mar-23
43 BROADHURST STREET KILMORE VIC 3764	\$625,000	21-Sep-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 17 July 2023



16 VIEWHILL ROAD KILMORE VIC 3764

 3  2  2

Sold Price

\$635,000

Sold Date

17-Jan-23

Distance

0.79km



39 BROADHURST STREET KILMORE VIC 3764

 3  2  2

Sold Price

\$625,000

Sold Date

16-Mar-23

Distance

1.92km



43 BROADHURST STREET KILMORE VIC 3764

 3  2  2

Sold Price

Sold Date

21-Sep-22

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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