

Wilson Partners

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 or
locality and postcode

12 Olive Tree Court, Kilmore

Indicative selling price

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

Single price

\$

or range between

\$470,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$360,000

*House

*Unit

Suburb
or locality

Kilmore

Period - From

28.08.17

to

07.09.17

Source

Real Estate.com

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 36 Chrystobel Way, Kilmore	\$445,250	08.07.17
2 3 Banksia Court, Kilmore	\$400,000	06.06.17
3 13 Hibiscus Court, Kilmore	\$476,787	15.04.17