

# 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

1/29 Albert Street, Kilmore VIC 3764
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* 

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 or range between 

\$430,000
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 & 

\$460,000
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#### Median sale price

Median price 

\$550,000
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 Property type 

Residential
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 Suburb 

Kilmore
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Period - From 

07/03/2022
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 to 

06/03/2023
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 Source 

Landata
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#### 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. 2/46 Kulin Drive, Kilmore	\$457,500	02/09/2022
2. 13 Viewhill Road, Kilmore	\$435,000	01/09/2022
3. 2/48 Kulin Drive, Kilmore	\$455,000	16/08/2022

This Statement of Information was prepared on: 

07/03/2023
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