

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Wilson Partners

### Section 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 21B Lumsden Street, Kilmore

#### 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 \$\* or range between \$480,000 & \$490,000

#### Median sale price

Median price \$400,000 Property type Residential Suburb Kilmore

Period - From 11.09.2020 to 11.09.2021 Source landata

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

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
21A Lumsden Street, Kilmore	\$477,000	12.04.2021
9 Gina Court, Kilmore	\$495,000	09.07.2021
3A Pinewood Place, Kilmore	\$470,000	27.04.2021

This Statement of Information was prepared on: 11.09.2021