

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

20 Buloke 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 \$530,000 & \$550,000

Median sale price

Median price \$485,000 Property type Residential Suburb Kilmore

Period - From 28.10.2020 to 08.01.2021 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. 4 Mikada Blvd, Kilmore VIC 3764	\$549,000	05.04.2022
2. 86 White Street, Kilmore VIC 3764	\$537,000	19.02.2022
3. 45 Mikada Blvd, Kilmore VIC 3764	\$582,500	18.02.2022

This Statement of Information was prepared on: 19.04.2022