

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

4/22 Hamilton Street, Kilmore VIC 3764
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Indicative selling price

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

Single price

\$360,000

or range between

\$

&

\$

Median sale price

Median price

\$553,500

Property type

Residential

Suburb

Kilmore

Period - From

09/06/2022

to

08/06/2023

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

Address of comparable property	Price	Date of sale
1. 1/ 2-4 Lumsden Street, Kilmore VIC 3764	\$360,000	04/05/2023
2. 1/62 Melbourne Street, Kilmore VIC 3764	\$340,000	15/03/2023
3. 2/25 Hamilton Street, Kilmore VIC 3764	\$347,000	24/11/2021

This Statement of Information was prepared on: 09/06/2023