

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

70 Hamilton Street, Kilmore, VIC 3764

Indicative selling price

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

Single price

or range between

\$298,000

&

\$311,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$320,000

*House

☐

*Unit

☒

Suburb
or locality

Kilmore

Period - From

February 2018

to

July 2018

Source

Realestate.com.au

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 22 Casuarina Street, Kilmore, VIC 3764	\$315,000	31/07/2018
2 66 Powlett Street, Kilmore, VIC 3764	\$322,500	06/04/2018
3 2/29 White Street, Kilmore, VIC 3756	\$312,500	07/02/2018