

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 Cottage 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 & \$560,000

Median sale price

Median price

\$435,000

Property type

Land

Suburb

Kilmore

Period - From

03.02.2021

to

03.02.2022

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. 12 Kulin Drive, Kilmore	\$550,000	07.12.2021
2. 88 Cottage Crescent, Kilmore	\$550,000	08.11.2021
3. 1 Pontisford Court, Kilmore	\$540,100	04.08.2021

This Statement of Information was prepared on: 03.02.2022