

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

3/57 Hamilton street, Kilmore

Indicative selling price

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

Single price

\$460,000

or range between

&

Median sale price

Median price

\$435,000

House

x

Unit

Suburb
or locality

Kilmore

Period - From

13/7/2018

to

21/9/2018

Source

RP DATA

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
28 Black Duck Crossing, Kilmore	\$497,000	13/7/2018
19 Park view drive, Kilmore	\$480,000	31/7/2018
27 Mikada Boulevard, Kilmore	\$465,000	21/9/2018