

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

LOT 5 VIEWHILL ROAD, KILMORE, VIC 3764

Address

Including suburb and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$164,500

Single Price:

### Median sale price

Median price \$110,000

Land

X

Suburb

KILMORE

Period 1<sup>st</sup> February 2017 to 1<sup>st</sup> August 2017

Source



### 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
22 MIKADA BVD, KILMORE, VIC 3764	\$145,000	11/05/2017
32 FOOTE ST, KILMORE, VIC 3764	\$150,000	26/05/2017
7 ECHIDNA CRT, KILMORE, VIC 3764	*\$158,000	29/06/2017