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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 and
postcode

23 Northgate Boulevard 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

\$439,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

*House

X

*Unit

Suburb

Kilmore

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

20 Northgate Boulevard Kilmore VIC 3764	\$438,580	27-Dec-18
35 Wispering Circuit Kilmore VIC 3764	\$435,000	25-Jul-19
32 Westwood Road Kilmore VIC 3764	\$445,000	25-Feb-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 21 August 2019

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**20 Northgate Boulevard Kilmore
VIC 3764**

4 2 2

Sold Price **\$438,580** Sold Date **27-Dec-18**

Distance **0.09km**



**35 Wispering Circuit Kilmore VIC
3764**

4 2 2

Sold Price ^{RS} **\$435,000** Sold Date **25-Jul-19**

Distance **0.13km**



**32 Westwood Road Kilmore VIC
3764**

4 2 2

Sold Price **\$445,000** Sold Date **25-Feb-19**

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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