

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 28/37 Hamilton Street, 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 \$369,990 or range between \$* & \$

Median sale price

Median price \$320,000 Property type Unit Suburb Kilmore, Vic, 3764

Period - From Jan 2019 to August 2019 Source Core Logic

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 4/31 Broadhurst Street, Kilmore	\$355,000	17/12/2018
2 6/31 Broadhurst Street, Kilmore	\$372,000	14/8/2018
3 8/32 Rutledge Street, Kilmore	\$355,000	27/7/2018

This Statement of Information was prepared on: 23/9/2019