

# 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

25 Mikada Boulevard, Kilmore

#### Indicative selling price

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

Single price  or range between \$450,000 & \$470,000

#### Median sale price

Median price \$442,500 House  Unit  Suburb or locality Kilmore

Period - From 21/11/17 to 21/11/18 Source Landata

#### 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
3 Ruby Close, Kilmore	\$445,000	09/11/18
46 Highgate Road, Kilmore	\$420,000	30/08/18
28 Black Duck Crossing, Kilmore	\$497,000	19/10/18