

## 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 and  
postcode

15 SIMONE STREET KILMORE VIC 3764

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$306,250

Property type

Land

Suburb

Kilmore

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 4 ERIC COURT KILMORE VIC 3764        | \$698,000 | 20-Dec-24 |
| 27 SIMONE STREET KILMORE VIC 3764    | \$650,000 | 15-Oct-24 |
| 90 COTTAGE CRESCENT KILMORE VIC 3764 | \$670,000 | 14-Nov-25 |

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.~~

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**4 ERIC COURT KILMORE VIC 3764** Sold Price **\$698,000** Sold Date **20-Dec-24**

 4  2  4

Distance **0.12km**



**27 SIMONE STREET KILMORE VIC 3764** Sold Price **\$650,000** Sold Date **15-Oct-24**

 4  2  2

Distance **0.13km**



**90 COTTAGE CRESCENT KILMORE VIC 3764** Sold Price **\$670,000** Sold Date **14-Nov-25**

 4  2  2

Distance **0.15km**



**4 GEOFFREY COURT KILMORE VIC 3764** Sold Price **\$685,000** Sold Date **20-Jul-25**

 4  2  1

Distance **0.31km**

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

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