

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 5 Black Duck Crossing, 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 \$470,000 & \$517,000

Median sale price

(*Delete house or unit as applicable)

Median price \$471,018 *House *Unit Suburb or locality Kilmore
Period - From September 2018 to December 2018 Source R. P Data

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
1 17 Chrystobel Way, Kilmore	\$ 500,000	12/07/18
2 4 Finlay Court, Kilmore	\$502,500	16/11/18
3 75 Mikada Blvd, Kilmore	\$500,000	13/11/18

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.