

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 8/27 Green Street, Kilmore, 3764

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$330,000 & \$352,000

Median sale price

(*Delete house or unit as applicable)

Median price \$295,000 *House *Unit Suburb or locality Kilmore

Period - From 1/6/2017 to 1/8/2017 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
1 13/27 Green street, Kilmore	\$325,000	8/3/2017
2 1/32 Rutledge street, Kilmore	\$315,000	7/10/2016
3 9/27 Green street, Kilmore	\$295,000	6/6/2017