

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

3 CASUARINA 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

or range
between

\$580,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Kilmore

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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

95 ROYAL PARADE KILMORE VIC 3764	\$650,000	07-Mar-23
16 NORTHGATE BOULEVARD KILMORE VIC 3764	\$630,000	16-Mar-23
12 ALLEN STREET KILMORE VIC 3764	\$625,000	27-Nov-21

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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95 ROYAL PARADE KILMORE VIC 3764

4 2 2

Sold Price

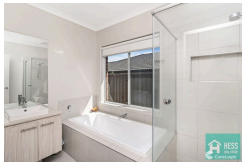
^{RS} **\$650,000**

Sold Date

07-Mar-23

Distance

0.08km



16 NORTHGATE BOULEVARD KILMORE VIC 3764

4 2 2

Sold Price

^{RS} **\$630,000**

Sold Date

16-Mar-23

Distance

0.46km



12 ALLEN STREET KILMORE VIC 3764

4 2 2

Sold Price

\$625,000

Sold Date

27-Nov-21

Distance

2.38km

RS = Recent sale

UN = Undisclosed Sale

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