

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

7 Francis Court, Kilmore

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 \$410,000 & \$435,000

Median sale price

(*Delete house or unit as applicable)

Median price \$352,500

*House ☒

*Unit ☐

Suburb
or locality Kilmore

Period - From Jan 2017 to June 2017

Source RP 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 36 Chrystobel Way, Kilmore	\$445,250	8 th July 2017
2 15 Jack William Way, Kilmore	\$360,000	13 th June 2017
3 19 Chrystobel Way, Kilmore	\$452,500	21 st June 2017

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.