

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

118 HAMILTON 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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
104 HAMILTON STREET KILMORE VIC 3764	\$510,000	02-Dec-22
100 HAMILTON STREET KILMORE VIC 3764	\$520,000	12-Nov-22
96 HAMILTON STREET KILMORE VIC 3764	\$520,000	16-Jun-22

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.~~

This Statement of Information was prepared on: 10 August 2023

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**104 HAMILTON STREET KILMORE
VIC 3764**

3 2 1

Sold Price

\$510,000

Sold Date

02-Dec-22

Distance

0.06km
**100 HAMILTON STREET KILMORE
VIC 3764**

3 2 1

Sold Price

\$520,000

Sold Date

12-Nov-22

Distance

0.07km
**96 HAMILTON STREET KILMORE
VIC 3764**

3 2 1

Sold Price

Sold Date

16-Jun-22

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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