

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2 Golden Wattle Pl, Kilmore Vic 3764

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$319,450

Property Type Vacant land

Suburb Kilmore

Period - From 03/06/2024

to

02/06/2025

Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

03/06/2025 12:01

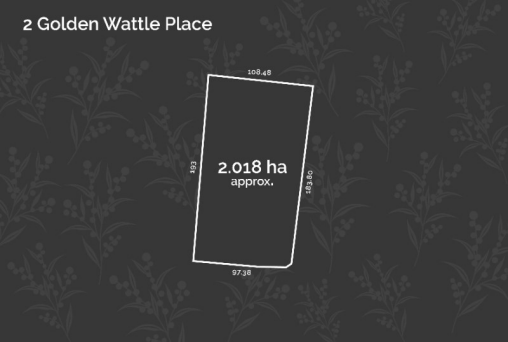
2 Golden Wattle Pl, Kilmore Vic 3764



Christopher Cain  
9805 2900  
0419 140 765  
chris@jacain.com.au

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Land Price**

03/06/2024 - 02/06/2025: \$319,450



**Property Type:**  
**Agent Comments**

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account - J A Cain** | P: 03 9805 2900 | F: 03 9805 2999



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