

Wilson Partners

Who Sold It?™

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 or locality and postcode
44 Fitzroy 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 \$520,000 & \$540,000

Median sale price

Median price \$570,000 Property type Residential Suburb Kilmore VIC 3764

Period - From 28/07/2022 to 29/07/2023 Source Landata

Comparable property sales

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. 89 Hamilton Street, Kilmore	\$538,000	10.07.2023
2. 35 Melbourne Street, Kilmore	\$585,000	12.05.2023
3. 2 Sutherland Street, Kilmore	\$530,000	10.02.2023

This Statement of Information was prepared on: 29/07/2023

Bayside office
(03) 9645 0808

317A Montague Street, Albert Park VIC 3206

Kilmore office
(03) 5781 1999

Shop 1, 33-35 Sydney Street, Kilmore VIC 3764