

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
72 Cottage Crescent, 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 **\$640,000** & **\$670,000**

Median sale price

Median price **\$565,000** Property type **Residential** Suburb **Kilmore VIC 3764**

Period - From **17.06.2022** to **21.08.2023** 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. 29 Simone Street, Kilmore Vic 3764	\$650,000	10.08.2023
2. 98 Cottage Crescent, Kilmore Vic 3764	\$645,000	13.12.2022
3. 3 Cottage Crescent, Kilmore Vic 3764	\$640,000	17.06.2022

This Statement of Information was prepared on: **21.08.2023**

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