

# 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 **98 Sutherland Street, Kilmore VIC 3764**

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$  or range between **\$540,000** & **\$560,000**

#### Median sale price

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

Period - From **06.11.2022** to **06.11.2023** 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. 104 Sutherland Street, Kilmore Vic 3764 | \$620,000 | 06.10.2023   |
| 2. 4 Pontisford Court, Kilmore Vic 3764    | \$575,000 | 04.08.2022   |
| 3. 19 Pontisford Court, Kilmore Vic 33764  | \$590,000 | 16.12.2022   |

This Statement of Information was prepared on: **06.11.2023**

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