

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale


Address  
Including suburb and  
postcode 25 O'Sheas Road, Kilmore East 3764

### Indicative selling price

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

Price range  
between \$895,000 & \$970,000

### Median sale price

Median price \$430000 House  Suburb or locality Kilmore VIC 3764  
Period - From 1 July 2017 to 30 June 2018 Source 

### Comparable property sales

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. 9 WILKIE DR, KILMORE, VIC 3764	\$940,000	24/02/2018
2. 4 BANKSIA CRT, KILMORE, VIC 3764	\$925,000	23/04/2018
3. 8 MORRIS CRT, KILMORE, VIC 3764	\$880,000	27/03/2018

Property data source: [www.pricfinder.com.au](http://www.pricfinder.com.au) Generated on 1<sup>st</sup> August 2018.