

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 and
postcode

11 Hunts Road 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

\$2,000,000

&

\$2,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$245,000

Property type

Land

Suburb

Kilmore

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

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

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

80 Bakers Road Kilmore East VIC 3764	\$2,100,000	29-Aug-21
10 Kilbennen Court Kilmore VIC 3764	\$1,650,000	22-Sep-21
Kilmore-Lancefield Road Kilmore VIC 3764	\$2,000,000	20-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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80 Bakers Road Kilmore East VIC 3764

 4  3  4

Sold Price

\$2,100,000

Sold Date

29-Aug-21

Distance

1.9km



10 Kilbennen Court Kilmore VIC 3764

 3  2  2

Sold Price

^{RS} **\$1,650,000**

Sold Date

22-Sep-21

Distance

1.76km



Kilmore-Lancefield Road Kilmore VIC 3764

 3  2  1

Sold Price

\$2,000,000

Sold Date

20-May-21

Distance

1.78km

RS = Recent sale UN = Undisclosed Sale

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