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	21 Black Duck Crossing 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Other	Suburb	Kilmore
Period-from	01 Feb 2020	to	31 Jan 2021	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
25 Black Duck Crossing Kilmore VIC 3764	$580,000	18-Jan-21
8 Teamsters Circuit Kilmore VIC 3764	$582,000	14-Oct-20
31 Viewhill Road Kilmore VIC 3764	$580,000	08-Dec-20

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.~~

This Statement of Information was prepared on: 01 February 2021

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25 Black Duck Crossing Kilmore VIC 3764

4 2 2

Sold Price RS $580,000 Sold Date 18-Jan-21

Distance 0.03km



8 Teamsters Circuit Kilmore VIC 3764

4 2 3

Sold Price $582,000 Sold Date 14-Oct-20

Distance 0.11km



31 Viewhill Road Kilmore VIC 3764

4 2 2

Sold Price RS $580,000 Sold Date 08-Dec-20

Distance 3.31km

RS = Recent sale **UN** = Undisclosed Sale

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