

## 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

130 Monument Road 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

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$255,000

Property type

Land

Suburb

Kilmore

Period-from

01 Nov 2019

to

31 Oct 2020

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

30 McKerchers Road Bylands VIC 3762	\$1,550,000	03-Jun-20
340 Ogradys Road Kilmore East VIC 3764	\$1,440,000	20-Dec-19
510 Ogradys Road Kilmore VIC 3764	\$1,400,000	13-Mar-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: 28 November 2020



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**30 McKerchers Road Bylands VIC 3762**

3 2 6

Sold Price **\$1,550,000** Sold Date **03-Jun-20**

Distance **4.64km**



**340 Ogradys Road Kilmore East VIC 3764**

4 3 6

Sold Price **\$1,440,000** Sold Date **20-Dec-19**

Distance **2.63km**



**510 Ogradys Road Kilmore VIC 3764**

4 2 10

Sold Price **\$1,400,000** Sold Date **13-Mar-20**

Distance **4.06km**

RS = Recent sale      UN = Undisclosed Sale

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