

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Golden Wattle Pl, Kilmore Vic 3764

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$990,000

Median sale price

Median price \$319,450

Property Type Vacant land

Suburb Kilmore

Period - From 03/06/2024

to

02/06/2025

Source Property Data

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

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | | |
| 2 | | |
| 3 | | |

OR

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

This Statement of Information was prepared on:

03/06/2025 12:17

6 Golden Wattle Pl, Kilmore Vic 3764



Christopher Cain
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Indicative Selling Price
\$900,000 - \$990,000
Median Land Price

03/06/2024 - 02/06/2025: \$319,450



Property Type: Land
Land Size: 23,370 sqm approx
Agent Comments

Comparable Properties

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

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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