

# 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 or  
locality and postcode

Lot 39 No 22 Messmate Road, Kilcunda Vic 3995

### Indicative selling price

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

Single price \$615,000

### Median sale price

Median price \$520,000

Property Type Vacant land

Suburb Kilcunda

Period - From 20/12/2023

to 19/12/2024

Source Property Data

### 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
1	19 Schooner Ct KILCUNDA 3995	\$520,000	05/02/2024
2	15 Messmate Rd KILCUNDA 3995	\$485,000	02/02/2024
3	6 Hillcrest Av KILCUNDA 3995	\$450,000	31/07/2023

**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:

20/12/2024 11:47