

STATEMENT OF INFORMATION

17 HILLCREST AVE, KILCUNDA, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 HILLCREST AVE, KILCUNDA, VIC 3995  4  2  1

Indicative Selling Price

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

Single Price: **\$409,000**

MEDIAN SALE PRICE



KILCUNDA, VIC, 3995

Suburb Median Sale Price (House)

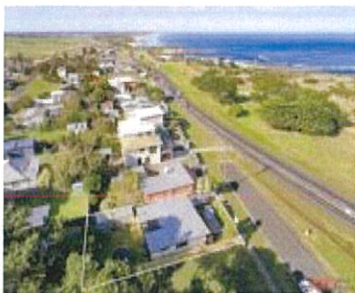
\$477,500

01 January 2017 to 31 December 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



3497 BASS HWY, KILCUNDA, VIC 3995

 2  1  1

Sale Price

\$431,000

Sale Date: 16/10/2017

Distance from Property: 339m



2 SEAVIEW CRES, KILCUNDA, VIC 3995

 3  2  4

Sale Price

***\$561,000**

Sale Date: 27/11/2017

Distance from Property: 265m



6 BONWICK CRT, KILCUNDA, VIC 3995

 3  1  2

Sale Price

***\$431,000**

Sale Date: 18/12/2017

Distance from Property: 372m



This report has been compiled on 08/02/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 HILLCREST AVE, KILCUNDA, VIC 3995

Indicative selling price

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

Single Price:

\$409,000

Median sale price

Median price

\$477,500

House

X

Unit

Suburb

KILCUNDA

Period

01 January 2017 to 31 December
2017

Source

pricefinder

Comparable property sales

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
3497 BASS HWY, KILCUNDA, VIC 3995	\$431,000	16/10/2017
2 SEAVIEW CRES, KILCUNDA, VIC 3995	*\$561,000	27/11/2017
6 BONWICK CRT, KILCUNDA, VIC 3995	*\$431,000	18/12/2017