

STATEMENT OF INFORMATION

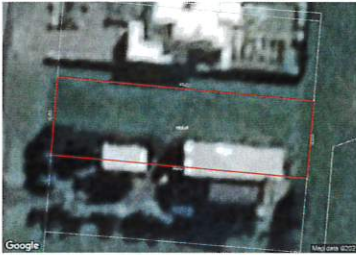
19 MESSMATE ROAD, KILCUNDA, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 MESSMATE ROAD, KILCUNDA, VIC



Indicative Selling Price

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

Price Range: \$420,000 to \$450,000

MEDIAN SALE PRICE



KILCUNDA, VIC, 3995

Suburb Median Sale Price (Vacant Land)

\$445,000

01 January 2021 to 30 June 2021

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.



2 BONWICK CRT, KILCUNDA, VIC 3995



Sale Price

\$410,000

Sale Date: 08/04/2021

Distance from Property: 412m



8 COAST MINE RD, KILCUNDA, VIC 3995



Sale Price

\$480,000

Sale Date: 12/04/2021

Distance from Property: 400m



13 HILLCREST AVE, KILCUNDA, VIC 3995



Sale Price

***\$417,500**

Sale Date: 05/05/2021

Distance from Property: 270m



This report has been compiled on 21/07/2021 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

19 MESSMATE ROAD, KILCUNDA, VIC 3995

Indicative selling price

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

Price Range: \$420,000 to \$450,000

Median sale price

Median price

\$445,000

Property type

Vacant Land

Suburb

KILCUNDA

Period

01 January 2021 to 30 June 2021

Source



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

2 BONWICK CRT, KILCUNDA, VIC 3995	\$410,000	08/04/2021
8 COAST MINE RD, KILCUNDA, VIC 3995	\$480,000	12/04/2021
13 HILLCREST AVE, KILCUNDA, VIC 3995	*\$417,500	05/05/2021

This Statement of Information was prepared on: 21/07/2021