

STATEMENT OF INFORMATION

LOT 1/26 MESSMATE ROAD, KILCUNDA, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LOT 1/26 MESSMATE ROAD, KILCUNDA,

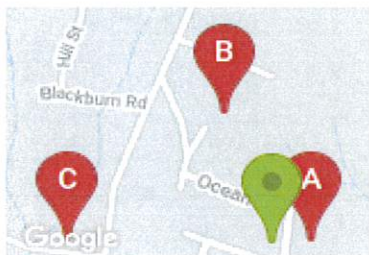
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Indicative Selling Price

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

Price Range: **\$450,000 to \$480,000**

MEDIAN SALE PRICE



KILCUNDA, VIC, 3995

Suburb Median Sale Price (Vacant Land)

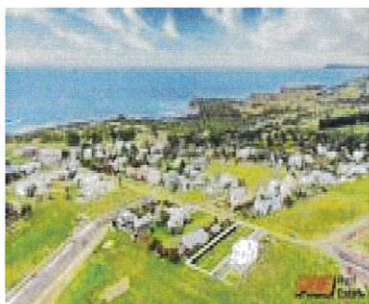
\$417,500

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.



19 MESSMATE RD, KILCUNDA, VIC 3995

- - -

Sale Price

***\$470,000**

Sale Date: 17/08/2021

Distance from Property: 66m



13 HILLCREST AVE, KILCUNDA, VIC 3995

- - -

Sale Price

\$417,500

Sale Date: 03/05/2021

Distance from Property: 243m



8 COAST MINE RD, KILCUNDA, VIC 3995

- - -

Sale Price

\$480,000

Sale Date: 12/04/2021

Distance from Property: 334m



This report has been compiled on 31/08/2021 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

Sections 47AF of the Estate Agents Act 1980

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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

LOT 1/26 MESSMATE ROAD, KILCUNDA, VIC 3995

Indicative selling price

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

Price Range:

\$450,000 to \$480,000

Median sale price

Median price

\$417,500

Property type

Vacant Land

Suburb

KILCUNDA

Period

01 January 2021 to 30 June 2021

Source

pricfinder

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

19 MESSMATE RD, KILCUNDA, VIC 3995	*\$470,000	17/08/2021
13 HILLCREST AVE, KILCUNDA, VIC 3995	\$417,500	03/05/2021
8 COAST MINE RD, KILCUNDA, VIC 3995	\$480,000	12/04/2021

This Statement of Information was prepared

31/08/2021