



STATEMENT OF INFORMATION

10 BLACKBURN ROAD, KILCUNDA, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Region of Peel Property Data Agency Act 1996



10 BLACKBURN ROAD, KILCUNDA, VIC

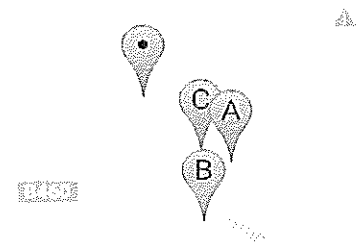
2 1 -

Indicative Selling Price

Indicative Selling Price is based on the following information:

Single Price: \$580,000

MEDIAN SALE PRICE



KILCUNDA, VIC, 3995

Suburb Median Sale Price (House)

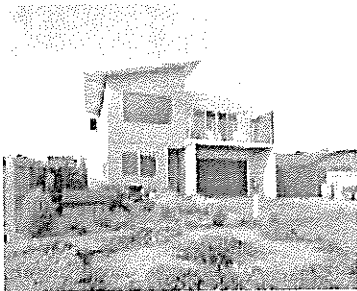
\$507,000

Source: PBE Property Sales Data

Powered by pricefinder

COMPARABLE PROPERTIES

This is a list of comparable properties which were sold in the last 12 months. The properties are listed in order of most recent sale date. The properties are listed in order of most recent sale date. The properties are listed in order of most recent sale date.



1 COASTAL RISE, KILCUNDA, VIC 3995

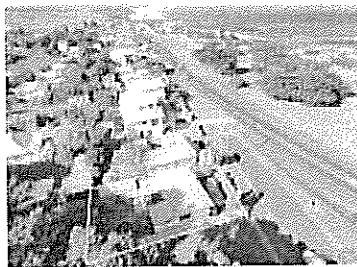
2 2 2

Sale Price

\$650,000

Sale Date: 10/10/2017

Distance from Property: 0.5km



3497 BASS HWY, KILCUNDA, VIC 3995

2 1 1

Sale Price

\$431,000

Sale Date: 10/10/2017

Distance from Property: 0.5km



13 COASTAL RISE, KILCUNDA, VIC 3995

3 2 2

Sale Price

\$570,000

Sale Date: 10/10/2017

Distance from Property: 0.5km



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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

10 BLACKBURN ROAD, KILCUNDA, VIC 3995

Indicative selling price

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

Single Price: \$580,000

Median sale price

Median price

\$507,000

House

☒

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
1 COASTAL RISE, KILCUNDA, VIC 3995	\$650,000	18/10/2017
3497 BASS HWY, KILCUNDA, VIC 3995	\$431,000	16/10/2017
13 COASTAL RISE, KILCUNDA, VIC 3995	\$570,000	29/11/2017