

STATEMENT OF INFORMATION

21 GRUBER STREET, KILCUNDA, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI, 38 - 40 MCBRIDE AVE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 GRUBER STREET, KILCUNDA, VIC 3995  2  1  1

Indicative Selling Price

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

Price Range: **\$469,000 to \$469,000**

MEDIAN SALE PRICE



KILCUNDA, VIC, 3995

Suburb Median Sale Price (House)

\$478,000

01 October 2017 to 30 September 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



3549 BASS HWY, KILCUNDA, VIC 3995  3  1  2

Sale Price

***\$540,000**

Sale Date: 17/08/2018

Distance from Property: 262m



31 MESSMATE RD, KILCUNDA, VIC 3995  4  2  1

Sale Price

\$400,000

Sale Date: 27/02/2018

Distance from Property: 335m



This report has been compiled on 17/10/2018 by PBE Real Estate Venus Bay. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

21 GRUBER STREET, KILCUNDA, VIC 3995

Indicative selling price

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

Price Range: \$469,000 to \$469,000

Median sale price

Median price

\$478,000

House

X

Unit

Suburb

KILCUNDA

Period

01 October 2017 to 30 September 2018

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
3549 BASS HWY, KILCUNDA, VIC 3995	*\$540,000	17/08/2018
31 MESSMATE RD, KILCUNDA, VIC 3995	\$400,000	27/02/2018