

STATEMENT OF INFORMATION

5 PEPPERMINT ROAD, KILCUNDA, VIC PREPARED BY PBE REAL ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 PEPPERMINT ROAD, KILCUNDA, VIC







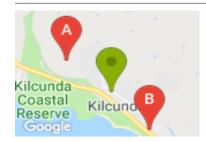
Indicative Selling Price

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

Single Price:

\$349,000

MEDIAN SALE PRICE



KILCUNDA, VIC, 3995

Suburb Median Sale Price (Vacant Land)

\$250,000

01 January 2018 to 30 June 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.



2 BELLEVUE CRT, KILCUNDA, VIC 3995







Sale Price

\$505,000

Sale Date: 20/02/2018

Distance from Property: 739m













*\$292,000

Sale Date: 23/03/2018

Distance from Property: 723m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for							
Address Including suburb and	5 PEPPERMINT ROAD, KILCUNDA, VIC						
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single Price:	\$349,000						
Median sale price							

Median price	\$250,000	House	Χ	Unit		Suburb	KILCUNDA
Period	01 January 2018 to 30 June 2018		Sou	rce	pricefinder		

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	Price	Date of sale
2 BELLEVUE CRT, KILCUNDA, VIC 3995	\$505,000	20/02/2018
3587 BASS HWY, KILCUNDA, VIC 3995	*\$292,000	23/03/2018