



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



3587 BASS HWY, KILCUNDA, VIC 3995



Sale Price

***\$292,000**

Sale Date: 23/03/2018

Distance from Property: 723m



This report has been compiled on 20/07/2018 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2018 - 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

Property offered for

Address
Including suburb and

Indicative selling price

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

Single Price:

Median sale price

Median price

House

Unit

Suburb

Period

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	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