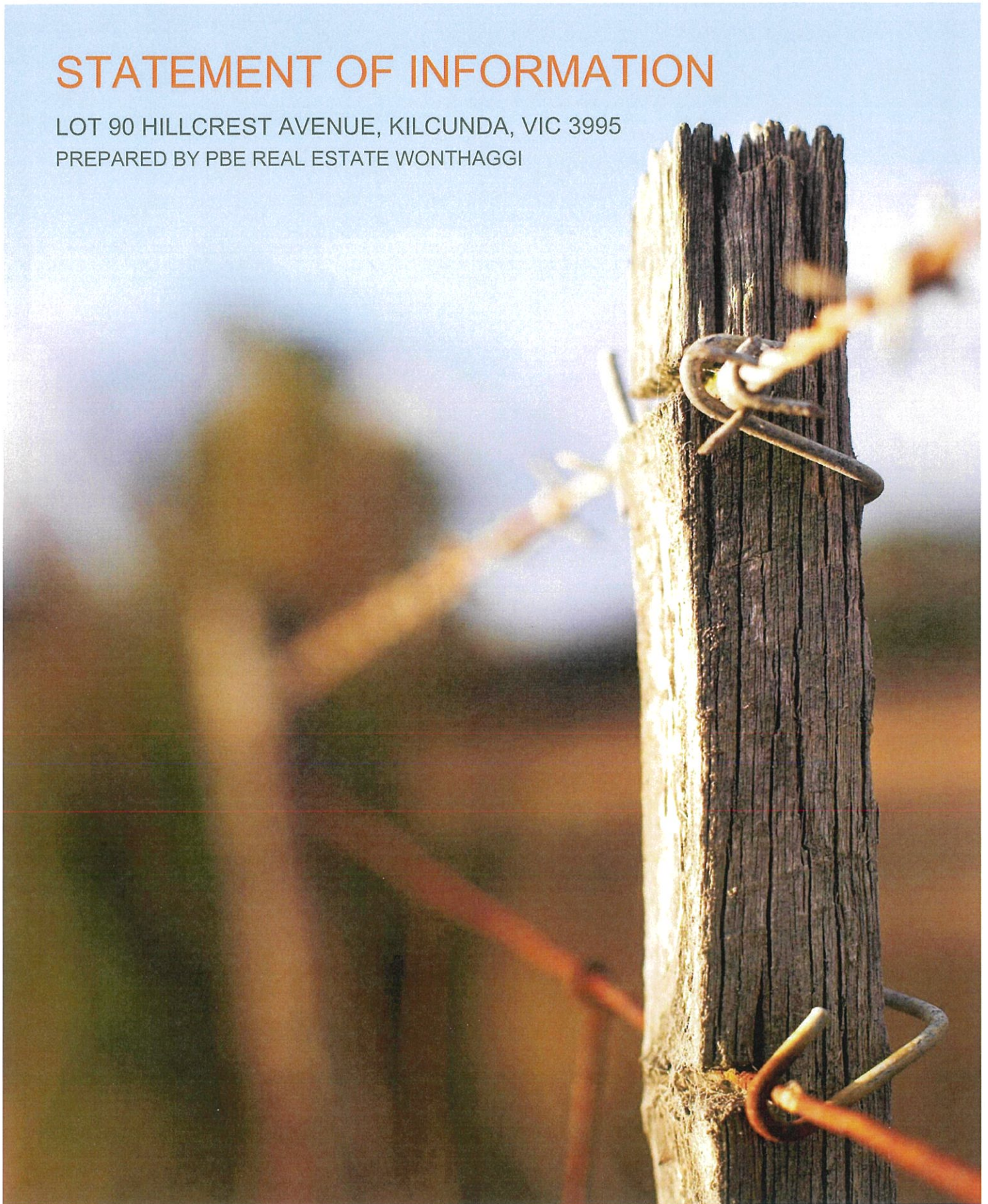


STATEMENT OF INFORMATION

LOT 90 HILLCREST AVENUE, KILCUNDA, VIC 3995
PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



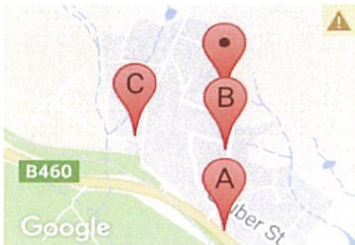
LOT 90 HILLCREST AVENUE, KILCUNDA, - -

Indicative Selling Price

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

Price Range: **\$320,000 to \$320,000**

MEDIAN SALE PRICE



KILCUNDA, VIC, 3995

Suburb Median Sale Price (Vacant Land)

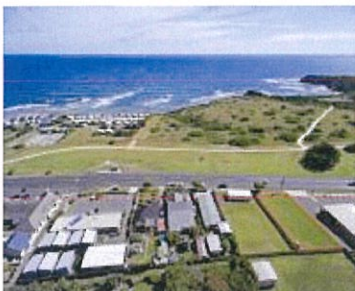
\$219,500

01 January 2017 to 31 December 2017

Provided by: 

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.



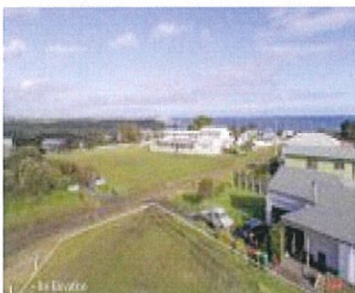
3517 BASS HWY, KILCUNDA, VIC 3995 - -

Sale Price

\$368,000

Sale Date: 21/11/2017

Distance from Property: 498m



14 MESSMATE RD, KILCUNDA, VIC 3995 - -

Sale Price

***\$240,000**

Sale Date: 03/01/2018

Distance from Property: 202m



4 COAST MINE RD, KILCUNDA, VIC 3995 - -

Sale Price

***\$255,000**

Sale Date: 30/01/2018

Distance from Property: 338m



This report has been compiled on 22/03/2018 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 1980

Property offered for sale

Address
Including suburb and
postcode

LOT 90 HILLCREST AVENUE, KILCUNDA, VIC 3995

Indicative selling price

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

Price Range:

\$320,000 to \$320,000

Median sale price

Median price

\$219,500

House

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Unit

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Suburb

KILCUNDA

Period

01 January 2017 to 31 December 2017

Source



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
3517 BASS HWY, KILCUNDA, VIC 3995	\$368,000	21/11/2017
14 MESSMATE RD, KILCUNDA, VIC 3995	*\$240,000	03/01/2018
4 COAST MINE RD, KILCUNDA, VIC 3995	*\$255,000	30/01/2018