

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

20 Connor Place, Kilcunda Vic 3995

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$908,100

Property Type House

Suburb Kilcunda

Period - From 07/11/2023

to 06/11/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	21 Messmate Rd KILCUNDA 3995	\$1,010,000	15/04/2024
2	2 Blackburn Rd KILCUNDA 3995	\$955,000	02/01/2024
3			

OR

B* 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 eighteen months.

This Statement of Information was prepared on:

07/11/2024 11:18