

STATEMENT OF INFORMATION

3549 BASS HIGHWAY, KILCUNDA, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3549 BASS HIGHWAY, KILCUNDA, VIC

3 1 3

Indicative Selling Price

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

Single Price: **\$529,000**

MEDIAN SALE PRICE



KILCUNDA, VIC, 3995

Suburb Median Sale Price (House)

\$514,500

01 July 2017 to 30 June 2018

Provided by: pricefinder

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.



7 CONNOR PL, KILCUNDA, VIC 3995

3 2 4

Sale Price

\$525,000

Sale Date: 19/12/2017

Distance from Property: 1.7km



2 SEAVIEW CRES, KILCUNDA, VIC 3995

3 2 4

Sale Price

\$561,000

Sale Date: 30/10/2017

Distance from Property: 538m



10 BLACKBURN RD, KILCUNDA, VIC 3995

2 1 1

Sale Price

***\$552,000**

Sale Date: 22/05/2018

Distance from Property: 979m



This report has been compiled on 06/07/2018 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 1980

Property offered for sale

Address
Including suburb and
postcode

3549 BASS HIGHWAY, KILCUNDA, VIC 3995

Indicative selling price

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

Single Price:

\$529,000

Median sale price

Median price

\$514,500

House

☒

Unit

☐

Suburb

KILCUNDA

Period

01 July 2017 to 30 June 2018

Source

 pricefinder

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
7 CONNOR PL, KILCUNDA, VIC 3995	\$525,000	19/12/2017
2 SEAVIEW CRES, KILCUNDA, VIC 3995	\$561,000	30/10/2017
10 BLACKBURN RD, KILCUNDA, VIC 3995	*\$552,000	22/05/2018