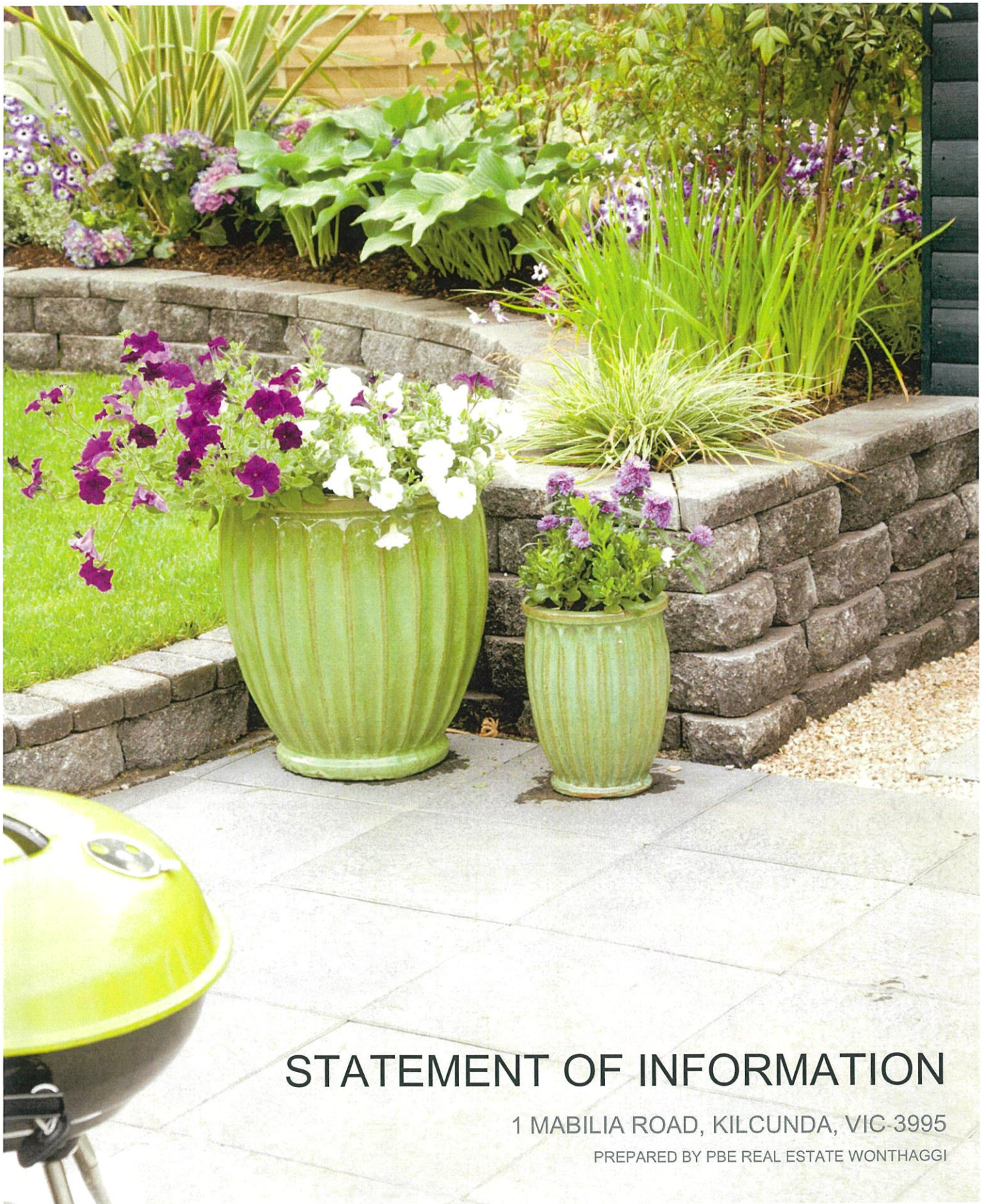




STATEMENT OF INFORMATION

1 MABILIA ROAD, KILCUNDA, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 MABILIA ROAD, KILCUNDA, VIC 3995

3 2 2

Indicative Selling Price

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

Single Price: **\$665,000**

MEDIAN SALE PRICE



KILCUNDA, VIC, 3995

Suburb Median Sale Price (House)

\$451,000

01 January 2017 to 31 December 2017

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.



1 COASTAL RISE, KILCUNDA, VIC 3995

3 2 2

Sale Price

***\$650,000**

Sale Date: 23/11/2017

Distance from Property: 1.1km



5 MABILIA RD, KILCUNDA, VIC 3995

3 2 2

Sale Price

\$800,000

Sale Date: 25/01/2017

Distance from Property: 63m



This report has been compiled on 16/02/2018 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

1 MABILIA ROAD, KILCUNDA, VIC 3995

Indicative selling price

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

Single Price:

\$665,000

Median sale price

Median price

\$451,000

House

X

Unit

Suburb

KILCUNDA

Period

01 January 2017 to 31 December
2017

Source


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 property

Price

Date of sale

1 COASTAL RISE, KILCUNDA, VIC 3995	*\$650,000	23/11/2017
5 MABILIA RD, KILCUNDA, VIC 3995	\$800,000	25/01/2017