

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 and
postcode

3 MARTIN COURT KILCUNDA VIC 3995

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,500

Property type

House

Suburb

Kilcunda

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 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

12 PEPPERMINT ROAD KILCUNDA VIC 3995	\$722,000	10-May-23
6 SEAVIEW CRESCENT KILCUNDA VIC 3995	\$977,000	07-Oct-22
3 CAREW STREET KILCUNDA VIC 3995	\$705,000	02-Mar-23

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 18 months.~~

This Statement of Information was prepared on: 05 June 2023



12 PEPPERMINT ROAD KILCUNDA VIC 3995

Sold Price

RS

\$722,000

Sold Date

10-May-23


4



3



1

Distance

0.17km


6 SEAVIEW CRESCENT KILCUNDA VIC 3995

Sold Price

\$977,000

Sold Date

07-Oct-22


4



2



2

Distance

0.39km


3 CAREW STREET KILCUNDA VIC 3995

Sold Price

\$705,000

Sold Date

02-Mar-23


2



2



1

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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