

STATEMENT OF INFORMATION

11 HILLCREST AVENUE, KILCUNDA, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 HILLCREST AVENUE, KILCUNDA, VIC



Indicative Selling Price

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

Single Price: \$260,000

MEDIAN SALE PRICE



KILCUNDA, VIC, 3995

Suburb Median Sale Price (Vacant Land)

\$238,000

01 January 2017 to 31 December 2017

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.



12 HILLCREST AVE, KILCUNDA, VIC 3995



Sale Price

\$245,000

Sale Date: 20/02/2017

Distance from Property: 55m



8 HILLCREST AVE, KILCUNDA, VIC 3995



Sale Price

\$245,000

Sale Date: 21/06/2017

Distance from Property: 55m



12 OCEAN ST, KILCUNDA, VIC 3995



Sale Price

***\$254,000**

Sale Date: 22/08/2017

Distance from Property: 148m



This report has been compiled on 08/01/2018 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

11 HILLCREST AVENUE, KILCUNDA, VIC 3995

Indicative selling price

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

Single Price:

\$260,000

Median sale price

Median price

\$238,000

House

Unit

Suburb

KILCUNDA

Period

01 January 2017 to 31 December 2017

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
12 HILLCREST AVE, KILCUNDA, VIC 3995	\$245,000	20/02/2017
8 HILLCREST AVE, KILCUNDA, VIC 3995	\$245,000	21/06/2017
12 OCEAN ST, KILCUNDA, VIC 3995	*\$254,000	22/08/2017