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







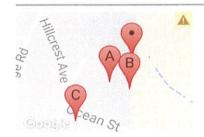
Indicative Selling Price

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



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