



STATEMENT OF INFORMATION

38 MESSMATE ROAD, KILCLINDA, VIC



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 MESSMATE ROAD, KILCUNDA, VIC

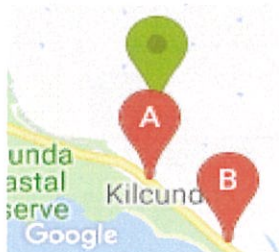
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Indicative Selling Price

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

Single Price: **\$345,000**

MEDIAN SALE PRICE



KILCUNDA, VIC, 3995

Suburb Median Sale Price (Vacant Land)

\$238,000

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.

3517 BASS HWY, KILCUNDA, VIC 3995

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Sale Price

\$368,000

Sale Date: 21/11/2017

Distance from Property: 530m



3587 BASS HWY, KILCUNDA, VIC 3995

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Sale Price

***\$292,000**

Sale Date: 23/03/2018

Distance from Property: 1.1km



88 HILLCREST AVE, KILCUNDA, VIC 3995

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Sale Price

\$299,000

Sale Date: 19/01/2018

This report has been compiled on 25/07/2018 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

38 MESSMATE ROAD, KILCUNDA, VIC

Indicative selling price

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

Single Price: \$345,000

Median sale price

Median price \$238,000

House

X

Unit

Suburb

KILCUNDA

Period 01 July 2017 to 30 June 2018

Source


pricfinder

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
3517 BASS HWY, KILCUNDA, VIC 3995	\$368,000	21/11/2017
3587 BASS HWY, KILCUNDA, VIC 3995	*\$292,000	23/03/2018
88 HILLCREST AVE, KILCUNDA, VIC 3995	\$299,000	19/01/2018