



STATEMENT OF INFORMATION

LOT 62 WAVE STREET, KILCUNDA, VIC 3995

PREPARED BY PERRIN BROS ESTATE WONTHAGGI



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LOT 62 WAVE STREET, KILCUNDA, VIC



Indicative Selling Price

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

Price Range: **\$199,000 to \$199,000**

MEDIAN SALE PRICE



KILCUNDA, VIC, 3995

Suburb Median Sale Price (Other)

01 October 2016 to 30 September 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.



6 HILLCREST AVE, KILCUNDA, VIC 3995



Sale Price

\$240,000

Sale Date: 07/06/2017

Distance from Property: 126m



12 HILLCREST AVE, KILCUNDA, VIC 3995



Sale Price

\$245,000

Sale Date: 20/02/2017

Distance from Property: 72m



11 PEPPERMINT RD, KILCUNDA, VIC 3995



Sale Price

\$239,000

Sale Date: 03/05/2017

Distance from Property: 492m



This report has been compiled on 09/10/2017 by PBE Real Estate Wonthaggi. Property Data Solutions Pty Ltd 2017 - 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

LOT 62 WAVE STREET, KILCUNDA, VIC 3995

Indicative selling price

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

Price Range: \$199,000 to \$199,000

Median sale price

Median price

House

Unit

Suburb

KILCUNDA

Period

01 October 2016 to 30 September
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
6 HILLCREST AVE, KILCUNDA, VIC 3995	\$240,000	07/06/2017
12 HILLCREST AVE, KILCUNDA, VIC 3995	\$245,000	20/02/2017
11 PEPPERMINT RD, KILCUNDA, VIC 3995	\$239,000	03/05/2017