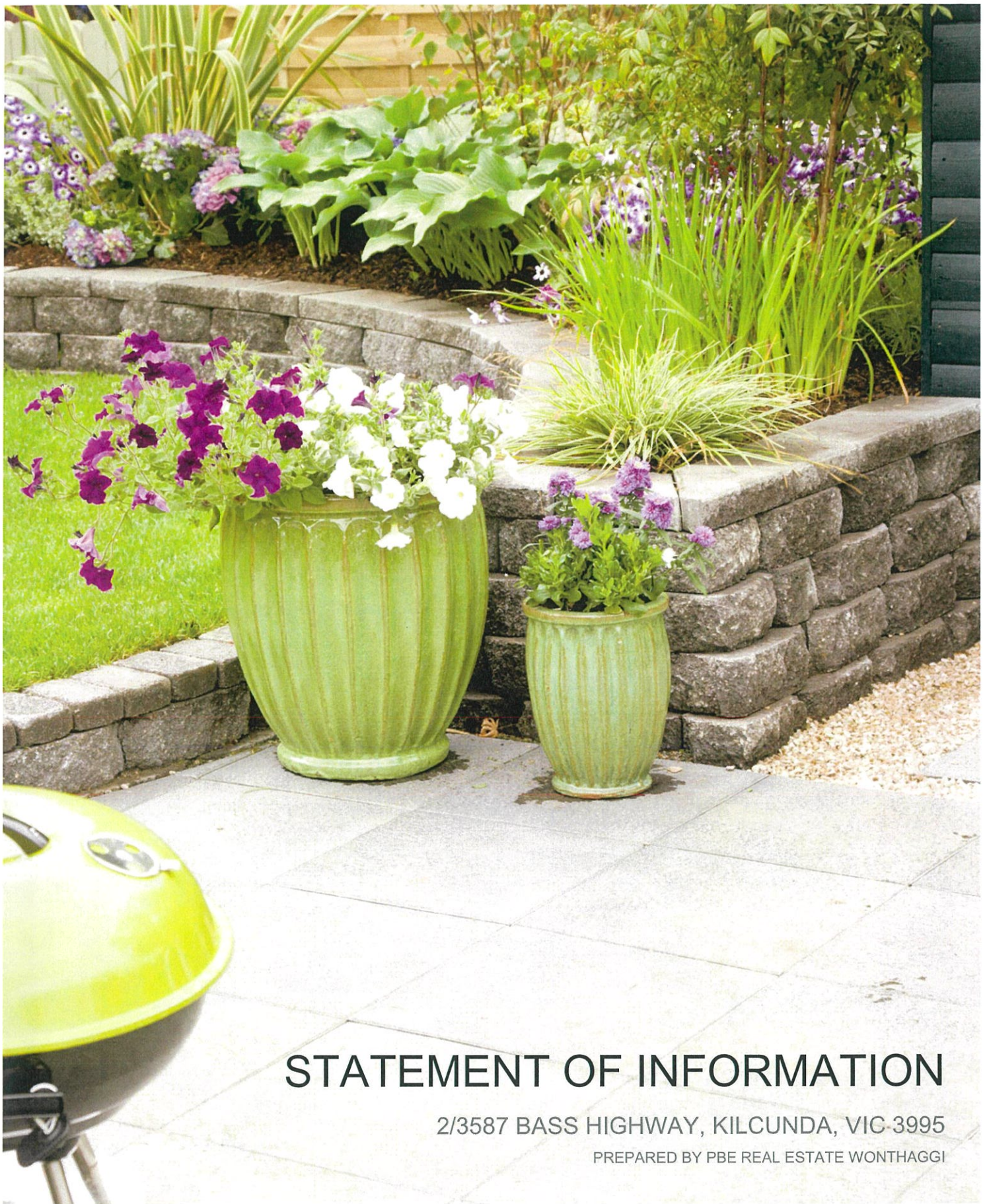




STATEMENT OF INFORMATION

2/3587 BASS HIGHWAY, KILCUNDA, VIC-3995

PREPARED BY PBE REAL ESTATE WONTHAGGI





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/3587 BASS HIGHWAY, KILCUNDA, VIC

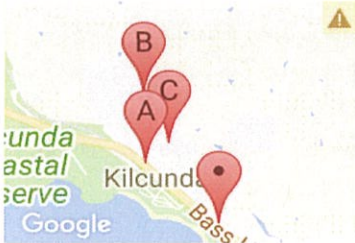


Indicative Selling Price

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

Single Price: **\$312,000**

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.



3517 BASS HWY, KILCUNDA, VIC 3995



Sale Price

***\$368,000**

Sale Date: 05/06/2017

Distance from Property: 670m



6 HILLCREST AVE, KILCUNDA, VIC 3995



Sale Price

\$240,000

Sale Date: 07/06/2017

Distance from Property: 1.1km



23 PEPPERMINT RD, KILCUNDA, VIC 3995



Sale Price

\$275,000

Sale Date: 13/09/2017

Distance from Property: 683m



This report has been compiled on 23/01/2018 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 2/3587 BASS HIGHWAY, KILCUNDA, VIC 3995

Indicative selling price

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

Single Price: \$312,000

Median sale price

Median price \$238,000 House Unit Suburb KILCUNDA

Period 01 January 2017 to 31 December 2017 Source 

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	05/06/2017
6 HILLCREST AVE, KILCUNDA, VIC 3995	\$240,000	07/06/2017
23 PEPPERMINT RD, KILCUNDA, VIC 3995	\$275,000	13/09/2017