

## 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

13 COASTAL RISE, KILCUNDA, VIC 3995

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$780,000

### Median sale price

Median price

\$225,000

House

Unit

Suburb

KILCUNDA

Period

01 October 2016 to 30 September 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
13 PEPPERMINT RD, KILCUNDA, VIC 3995	\$495,500	01/03/2016
3525 BASS HWY, KILCUNDA, VIC 3995	\$505,000	25/05/2016
4 BONWICK CRT, KILCUNDA, VIC 3995	\$485,000	23/11/2016