

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Stage 3, Crystalbrook Estate, Kilcunda Vic 3995

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$295,000

or range between

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&

\$

### Median sale price

Median price

\$295,000

Property type

Land

Suburb

Kilcunda

Period - From

Dec 2017

to

Sept 2019

Source

RP Data

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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

1. Lot 12, Crystalbrook Estate, Kilcunda	\$275,000	07/08/2018
2. Lot 8, Trawler Drive, Kilcunda	\$275,000	27/08/2018
3. Lot 10, Trawler Drive, Kilcunda	\$275,000	14/08/2018

OR

B\* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16<sup>th</sup> September, 2019