

Nicola Bellward  
 P 03 5678 5408  
 M 0439 476 724  
 E nicola1stchoice@gmail.com

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

27A Gruber Street Kilcunda VIC 3995

 3  2  2

## Indicative Selling Price

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

Single Price \$475,000













## Median Sale Price

\$512,000 Houses in Kilcunda between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>21 Gruber Street Kilcunda VIC 3995</b> Sold Price	<b>\$468,000</b>	Sold Date	<b>04-Nov-18</b>
	 2  1  1		Distance	<b>0.03km</b>
	<b>10 Gruber Street Kilcunda VIC 3995</b> Sold Price	<b>\$499,000</b>	Sold Date	<b>13-Sep-18</b>
	 3  1  2		Distance	<b>0.11km</b>
	<b>4A Hill Street Kilcunda VIC 3995</b> Sold Price	<b>\$492,500</b>	Sold Date	<b>26-Oct-18</b>
	 3  1  2		Distance	<b>0.77km</b>

RS = Recent sale      UN = Undisclosed Sale

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