

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 or
locality and postcode

5/6 Ruddville Avenue, Korumburra, Victoria, 3950

Indicative selling price

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

Single price

\$170,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$262,000

*House

*Unit



Suburb
or locality

Korumburra

Period - From

02-10-2017

to

02-04-2019

Source

Price Finder

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

4/13 COAL CREEK RD, KORUMBURRA, VIC 3950	\$147,500	18/12/2017
2/9 SHELLCOT RD, KORUMBURRA, VIC 3950	\$215,000	06/08/2018
2/20 BATES AVE, KORUMBURRA, VIC 3950	\$185,000	13/04/2018

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.~~