



**first
national**
REAL ESTATE

Auddino

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 WARRAGUL ROAD, KORUMBURRA,

3 1 2

Indicative Selling Price

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

Single Price: **\$429,000**

Provided by: George Auddino, Auddino First National

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$306,000

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.



5 WILLS ST, KORUMBURRA, VIC 3950

3 1 2

Sale Price

\$525,000

Sale Date: 31/10/2017

Distance from Property: 618m



41 KARDELLA RD, KORUMBURRA, VIC 3950

4 2 6

Sale Price

Price Withheld

Sale Date: 21/09/2017

Distance from Property: 1.9km



24 BENA RD, KORUMBURRA, VIC 3950

2 2 2

Sale Price

\$425,000

Sale Date: 25/10/2017

Distance from Property: 1.3km



This report has been compiled on 15/02/2018 by Auddino First National. 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

19 WARRAGUL ROAD, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$429,000

Median sale price

Median price

\$306,000

House

X

Unit


Suburb

KORUMBURRA

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
5 WILLS ST, KORUMBURRA, VIC 3950	\$525,000	31/10/2017
41 KARDELLA RD, KORUMBURRA, VIC 3950	Price Withheld	21/09/2017
24 BENA RD, KORUMBURRA, VIC 3950	\$425,000	25/10/2017