



**first  
national**  
REAL ESTATE

Auddino

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 7 DOWEL COURT, KORUMBURRA, VIC

3 2 3

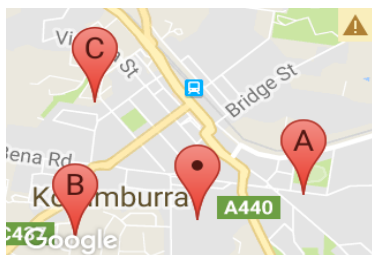
#### Indicative Selling Price

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

Single Price: **\$375,000**

Provided by: George Auddino, Auddino First National

## MEDIAN SALE PRICE



### KORUMBURRA, VIC, 3950

#### Suburb Median Sale Price (House)

**\$309,500**

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.



### 78 PRINCES ST, KORUMBURRA, VIC 3950

3 2 2

#### Sale Price

**\*\*\$365,000**

Sale Date: 08/01/2018

Distance from Property: 707m



### 11 ABBY RD, KORUMBURRA, VIC 3950

3 2 2

#### Sale Price

**\$370,000**

Sale Date: 08/11/2017

Distance from Property: 807m



### 1 WOODFORD PL, KORUMBURRA, VIC

3 2 4

#### Sale Price

**\$375,000**

Sale Date: 11/08/2017

Distance from Property: 1.1km



This report has been compiled on 02/03/2018 by Auddino First National. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

7 DOWEL COURT, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$375,000

Median sale price

Median price

\$309,500

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
78 PRINCES ST, KORUMBURRA, VIC 3950	**\$365,000	08/01/2018
11 ABBY RD, KORUMBURRA, VIC 3950	\$370,000	08/11/2017
1 WOODFORD PL, KORUMBURRA, VIC 3950	\$375,000	11/08/2017