



STATEMENT OF INFORMATION

43 BENA ROAD, KORUMBURRA, VIC 3950

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



43 BENA ROAD, KORUMBURRA, VIC 3950  3  1  -

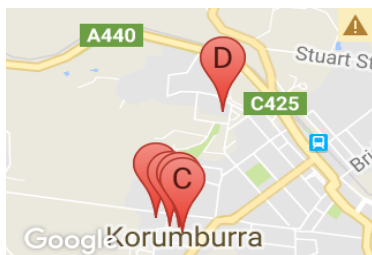
Indicative Selling Price

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

Price Range: \$218,000 to \$241,000

Provided by: Scott McKenzie, Alex Scott Korumburra

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$315,000

01 April 2017 to 31 March 2018

Provided by: 

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.



18 PETERSEN ST, KORUMBURRA, VIC 3950  3  1  4

Sale Price

\$250,000

Sale Date: 11/10/2017

Distance from Property: 161m



26 PETERSEN ST, KORUMBURRA, VIC 3950  3  1  4

Sale Price

***\$255,000**

Sale Date: 16/03/2018

Distance from Property: 106m



11 PETERSEN ST, KORUMBURRA, VIC 3950  3  1  1

Sale Price

\$183,000

Sale Date: 20/01/2018

Distance from Property: 197m



This report has been compiled on 17/05/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2 MCKENZIE CRT, KORUMBURRA, VIC 3950

 **3**  **1**  **1**

Sale Price

\$230,000

Sale Date: 30/03/2017

Distance from Property: 869m



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

43 BENA ROAD, KORUMBURRA, VIC 3950

Indicative selling price

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

Price Range:

\$218,000 to \$241,000

Median sale price

Median price

\$315,000

House

☒

Unit

☐


Suburb

KORUMBURRA

Period

01 April 2017 to 31 March 2018

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
18 PETERSEN ST, KORUMBURRA, VIC 3950	\$250,000	11/10/2017
26 PETERSEN ST, KORUMBURRA, VIC 3950	*\$255,000	16/03/2018
11 PETERSEN ST, KORUMBURRA, VIC 3950	\$183,000	20/01/2018
2 MCKENZIE CRT, KORUMBURRA, VIC 3950	\$230,000	30/03/2017