

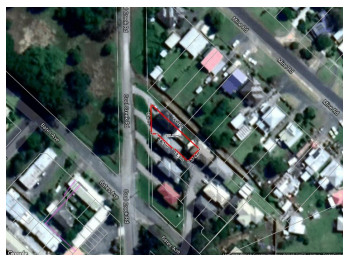


**first  
national**  
REAL ESTATE

Auddino

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 COAL CREEK ROAD, KORUMBURRA,**

3 1 2

### Indicative Selling Price

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

Single Price: **\$255,000**

Provided by: George Auddino, Auddino First National

## MEDIAN SALE PRICE



**KORUMBURRA, VIC, 3950**

Suburb Median Sale Price (Unit)

**\$230,000**

01 April 2017 to 31 March 2018

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.



**26 PETERSEN ST, KORUMBURRA, VIC 3950**

3 1 4

Sale Price

**\*\$255,000**

Sale Date: 16/03/2018

Distance from Property: 1.7km



**3/31 JUMBUNNA RD, KORUMBURRA, VIC**

3 2 2

Sale Price

**\$276,000**

Sale Date: 17/12/2017

Distance from Property: 1.5km



**3/23 VICTORIA ST, KORUMBURRA, VIC 3950**

2 1 1

Sale Price

**\*\*\$265,000**

Sale Date: 04/05/2018

Distance from Property: 1.3km



This report has been compiled on 01/06/2018 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

2 COAL CREEK ROAD, 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:

\$255,000

Median sale price

Median price

\$230,000

House

X

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 |
|----------------------------------------|-------------|--------------|
| 26 PETERSEN ST, KORUMBURRA, VIC 3950   | *\$255,000  | 16/03/2018   |
| 3/31 JUMBUNNA RD, KORUMBURRA, VIC 3950 | \$276,000   | 17/12/2017   |
| 3/23 VICTORIA ST, KORUMBURRA, VIC 3950 | **\$265,000 | 04/05/2018   |