



**first
national**
REAL ESTATE

Auddino

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 MASSIMO WAY, KORUMBURRA, VIC

4 2 2

Indicative Selling Price

For the meaning of this price see 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)

\$305,000

01 October 2016 to 30 September 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.



11 ABBY RD, KORUMBURRA, VIC 3950

4 2 2

Sale Price

***\$370,000**

Sale Date: 30/08/2017

Distance from Property: 227m



27 MASSIMO WAY, KORUMBURRA, VIC 3950

4 2 2

Sale Price

\$378,000

Sale Date: 20/07/2017

Distance from Property: 147m



15 ROMANO WAY, KORUMBURRA, VIC 3950

4 2 2

Sale Price

\$378,000

Sale Date: 12/07/2017

Distance from Property: 132m



This report has been compiled on 26/10/2017 by Auddino First National. Property Data Solutions Pty Ltd 2017 - 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

11 MASSIMO WAY, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$375,000

Median sale price

Median price

\$305,000

House

X

Unit


Suburb

KORUMBURRA

Period

01 October 2016 to 30 September 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
11 ABBY RD, KORUMBURRA, VIC 3950	*\$370,000	30/08/2017
27 MASSIMO WAY, KORUMBURRA, VIC 3950	\$378,000	20/07/2017
15 ROMANO WAY, KORUMBURRA, VIC 3950	\$378,000	12/07/2017