

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 MASSIMO WAY, KORUMBURRA, VIC







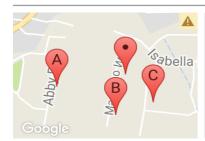
Indicative Selling Price

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







Sale Price

*\$370,000

Sale Date: 30/08/2017

Distance from Property: 227m





27 MASSIMO WAY, KORUMBURRA, VIC 3950









Sale Price

\$378,000

Sale Date: 20/07/2017

Distance from Property: 147m





15 ROMANO WAY, KORUMBURRA, VIC 3950







Sale Price

\$378,000

Sale Date: 12/07/2017

Distance from Property: 132m



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
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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	се	P	ricefinder

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