



# STATEMENT OF INFORMATION

7 CATHERSTON CLOSE, KORUMBURRA, VIC 3950 PREPARED BY IRENE WALKER, SEJ REAL ESTATE LEONGTHA



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 7 CATHERSTON CLOSE, KORUMBURRA, 🕮 - 🕒 -







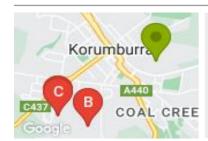
**Indicative Selling Price** 

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

Single Price: \$319,000

Provided by: Irene Walker, SEJ Real Estate Leongtha

### **MEDIAN SALE PRICE**



# KORUMBURRA, VIC, 3950

**Suburb Median Sale Price (Vacant Land)** 

\$250,000

01 July 2023 to 30 June 2024

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.



76 ISABELLA BVD, KORUMBURRA, VIC 3950







Sale Price

\$290,000

Sale Date: 31/08/2023

Distance from Property: 1.5km





113 ISABELLA BVD, KORUMBURRA, VIC 3950







**Sale Price** 

\$317,500

Sale Date: 28/11/2023

Distance from Property: 1.3km





80 ISABELLA BVD, KORUMBURRA, VIC 3950







**Sale Price** 

\$295.000

Sale Date: 01/02/2024

Distance from Property: 1.5km



### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

|           | Address    |  |  |  |
|-----------|------------|--|--|--|
| Including | suburb and |  |  |  |
|           | postcode   |  |  |  |

7 CATHERSTON CLOSE, KORUMBURRA, VIC 3950

### Indicative selling price

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

### Median sale price

| Median price | \$250,000                    | Property type | Vacant Land | Suburb      | KORUMBURRA |
|--------------|------------------------------|---------------|-------------|-------------|------------|
| Period       | 01 July 2023 to 30 June 2024 |               | Source      | pricefinder |            |

#### 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 |
|--|-----------|--------------|
| 76 ISABELLA BVD, KORUMBURRA, VIC 3950  | \$290,000 | 31/08/2023   |
| 113 ISABELLA BVD, KORUMBURRA, VIC 3950 | \$317,500 | 28/11/2023   |
| 80 ISABELLA BVD, KORUMBURRA, VIC 3950  | \$295,000 | 01/02/2024   |

This Statement of Information was prepared on:

29/07/2024

