

STATEMENT OF INFORMATION

2020 KORUMBURRA-WONTHAGGI ROAD, LANCE CREEK, VIC 3995

PREPARED BY PBE REAL ESTATE VENUS BAY, 114 JUPITER BVD VENUS BAY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



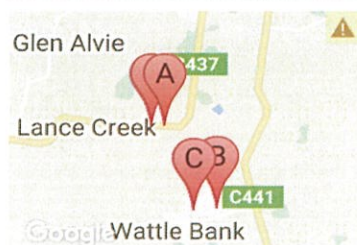
2020 KORUMBURRA-WONTHAGGI ROAD,  3  1  1

Indicative Selling Price

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

Single Price: **\$550,000**

MEDIAN SALE PRICE




LANCE CREEK, VIC, 3995

Suburb Median Sale Price (House)

\$515,000

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.



1996 KORUMBURRA-WONTHAGGI RD, LANCE  3  2  5

Sale Price

***\$585,000**

Sale Date: 04/05/2018

Distance from Property: 345m



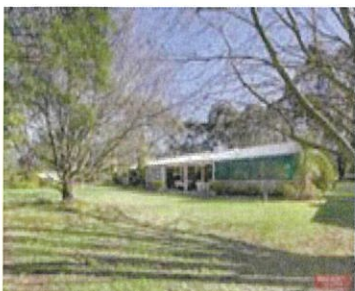
30 DESMOND RD, WATTLE BANK, VIC 3995  3  -  -

Sale Price

\$435,000

Sale Date: 02/02/2018

Distance from Property: 3km



275 MCCRAWS RD, WATTLE BANK, VIC 3995  4  2  4

Sale Price

***\$575,000**

Sale Date: 12/12/2017

Distance from Property: 2.8km



This report has been compiled on 09/05/2018 by PBE Real Estate Venus Bay. Property Data Solutions Pty Ltd 2018 - 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 2020 KORUMBURRA-WONTHAGGI ROAD, LANCE CREEK, VIC 3995


Indicative selling price

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

Single Price: \$550,000

Median sale price

Median price \$515,000 House ☒ Unit ☐ Suburb LANCE CREEK

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
1996 KORUMBURRA-WONTHAGGI RD, LANCE CREEK, VIC 3995	*\$585,000	04/05/2018
30 DESMOND RD, WATTLE BANK, VIC 3995	\$435,000	02/02/2018
275 MCCRAWS RD, WATTLE BANK, VIC 3995	*\$575,000	12/12/2017