

# 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 or  
locality and postcode

1 Silkstone Road, Korumburra

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*295,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$310,000

\*House

\*Unit

Suburb  
or locality

Korumburra

Period - From

17/03/2017

to

17/09/2018

Source

Price Finder

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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**

1 44 Mine Road, Korumburra 3950	\$275,000	22/5/18
2 8 Nason Street, Korumburra 3950	\$290,000	26/3/18
3 2 Richard Street, Korumburra 3950	\$270,000	11/04/18

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.