

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 2/23 Hannah Rise Crescent, Korumburra, VIC 3950

Indicative selling price

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

Single Price \$499,000

Median sale price

Median price \$375,000 Property Type House Suburb Korumburra (3950)

Period - From 01/07/2021 to 30/06/2022 Source pricefinder

Comparable property sales

A These are two 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
4/12 GABRIELLA WAY, KORUMBURRA VIC 3950	\$449,000	08/03/2022
6/50 PRINCES STREET, KORUMBURRA VIC 3950	\$500,000	18/11/2021

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.

This Statement of Information was prepared on: 02/08/2022