

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

2 LAPIN LANE, KORUMBURRA, 3950.

Indicative selling price

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

Single Price:

\$360,000

Median sale price

Median price

House

Unit

Suburb

KORUMBURRA

Period

01 April 2017 to 31 March 2018

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
7 DOWEL CRT, KORUMBURRA, VIC 3950	*\$365,000	24/04/2018
122 MINE RD, KORUMBURRA, VIC 3950	\$340,000	27/12/2017
13 GEORGINA PDE, KORUMBURRA, VIC 3950	\$350,000	08/08/2017
88 GEORGE ST, KORUMBURRA, VIC 3950	\$357,500	15/07/2017

18 ABBY RD, KORUMBURRA, VIC 3950	\$353,000	02/04/2017
37 GEORGE ST, KORUMBURRA, VIC 3950	\$349,000	10/01/2017


MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (Other)

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.



7 DOWEL CRT, KORUMBURRA, VIC 3950

 3  2  3

Sale Price

***\$365,000**

Sale Date: 24/04/2018

Distance from Property: 622m



122 MINE RD, KORUMBURRA, VIC 3950

 3  2  1

Sale Price

\$340,000

Sale Date: 27/12/2017

Distance from Property: 1.6km



13 GEORGINA PDE, KORUMBURRA, VIC

 3  2  2

Sale Price

\$350,000

Sale Date: 08/08/2017

Distance from Property: 599m



This report has been compiled on 27/04/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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88 GEORGE ST, KORUMBURRA, VIC 3950

3 2 3

Sale Price

\$357,500

Sale Date: 15/07/2017

Distance from Property: 529m



18 ABBY RD, KORUMBURRA, VIC 3950

3 2 2

Sale Price

\$353,000

Sale Date: 02/04/2017

Distance from Property: 1km



37 GEORGE ST, KORUMBURRA, VIC 3950

3 2 4

Sale Price

\$349,000

Sale Date: 10/01/2017

Distance from Property: 510m

