



# STATEMENT OF INFORMATION

7/11 LOWER GORDON STREET, KORUMBURRA, VIC 3950

PREPARED BY DEAN GOAD , ALEX SCOTT KORUMBURRA, PHONE: 0419 399 856

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7/11 LOWER GORDON STREET,**

2 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$225,000**

Provided by: Dean Goad , Alex Scott Korumburra

## MEDIAN SALE PRICE



**KORUMBURRA, VIC, 3950**

Suburb Median Sale Price (Unit)

**\$224,000**

01 October 2016 to 30 September 2017

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.



**6 KARMAI CRT, KORUMBURRA, VIC 3950**

2 1 1

### Sale Price

**\*\$209,000**

Sale Date: 22/11/2017

Distance from Property: 1.5km



**7/100 GEORGE ST, KORUMBURRA, VIC 3950**

2 1 1

### Sale Price

**\$262,000**

Sale Date: 01/08/2017

Distance from Property: 1km



**2/11 SHELLCOT RD, KORUMBURRA, VIC 3950**

2 1 1

### Sale Price

**\$205,000**

Sale Date: 10/02/2017

Distance from Property: 902m



This report has been compiled on 07/12/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**2/31 BATES AVE, KORUMBURRA, VIC 3950**

3 1 2

Sale Price

**\$230,000**

Sale Date: 14/07/2017

Distance from Property: 962m

**8/10 WOODFORD PL, KORUMBURRA, VIC**

3 1 1

Sale Price

**\$235,000**

Sale Date: 03/07/2017

Distance from Property: 1.2km

**4 COAL CREEK RD, KORUMBURRA, VIC 3950**

3 1 2

Sale Price

**\$220,000**

Sale Date: 01/07/2017

Distance from Property: 923m

**5/11 LOWER GORDON ST, KORUMBURRA, VIC**

3 1 2

Sale Price

**\$224,000**

Sale Date: 01/12/2016

Distance from Property: 24m

**3/31 BATES AVE, KORUMBURRA, VIC 3950**

3 1 2

Sale Price

**\$218,000**

Sale Date: 13/07/2016

Distance from Property: 949m



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

7/11 LOWER GORDON STREET, KORUMBURRA, VIC 3950

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$225,000

Median sale price

Median price

\$224,000

House

Unit

X


Suburb

KORUMBURRA

Period

01 October 2016 to 30 September 2017

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
6 KARMAI CRT, KORUMBURRA, VIC 3950	*\$209,000	22/11/2017
7/100 GEORGE ST, KORUMBURRA, VIC 3950	\$262,000	01/08/2017
2/11 SHELLCOT RD, KORUMBURRA, VIC 3950	\$205,000	10/02/2017
2/31 BATES AVE, KORUMBURRA, VIC 3950	\$230,000	14/07/2017

8/10 WOODFORD PL, KORUMBURRA, VIC 3950	\$235,000	03/07/2017
4 COAL CREEK RD, KORUMBURRA, VIC 3950	\$220,000	01/07/2017
5/11 LOWER GORDON ST, KORUMBURRA, VIC 3950	\$224,000	01/12/2016
3/31 BATES AVE, KORUMBURRA, VIC 3950	\$218,000	13/07/2016