



**first
national**
REAL ESTATE

| **Auddino**

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 FOX GROVE, KORUMBURRA, VIC

- -

Indicative Selling Price

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

Single Price: **\$469,000**

Provided by: Cate Minchin, Auddino First National

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$315,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6 ASHFORD CRES, KORUMBURRA, VIC 3950

3 2 4

Sale Price

\$400,000

Sale Date: 02/01/2018

Distance from Property: 1.1 km



51 RADOVICK ST, KORUMBURRA, VIC 3950

3 3 2

Sale Price

***\$469,950**

Sale Date: 15/01/2018

Distance from Property: 410m



3 ANTHONY CRT, KORUMBURRA, VIC 3950

4 2 4

Sale Price

\$465,000

Sale Date: 18/01/2018

Distance from Property: 382m



This report has been compiled on 28/06/2018 by Auddino First National. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



**first
national**
REAL ESTATE

| Auddino



28 MASSIMO WAY, KORUMBURRA, VIC 3950



Sale Price

\$450,000

Sale Date: 23/01/2018

Distance from Property: 506m



44 VALLEY VIEW PDE, KORUMBURRA, VIC



Sale Price

\$450,000

Sale Date: 04/04/2018

Distance from Property: 817m



This report has been compiled on 28/06/2018 by Auddino First National. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 FOX GROVE, KORUMBURRA, VIC

Indicative selling price

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

Single Price:

\$469,000

Median sale price

Median price

\$315,000

House

Unit


Suburb

KORUMBURRA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 ASHFORD CRES, KORUMBURRA, VIC 3950	\$400,000	02/01/2018
51 RADOVICK ST, KORUMBURRA, VIC 3950	*\$469,950	15/01/2018
3 ANTHONY CRT, KORUMBURRA, VIC 3950	\$465,000	18/01/2018
28 MASSIMO WAY, KORUMBURRA, VIC 3950	\$450,000	23/01/2018

44 VALLEY VIEW PDE, KORUMBURRA, VIC 3950	\$450,000	04/04/2018
--	-----------	------------