

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 32 Valley View Parade, Korumburra, VIC 3950

### Indicative selling price

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

Price Range

\$550,000

&

\$600,000

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

Korumburra (3950)

Period - From

01/10/2022

to

30/09/2023

Source

pricefinder

### Comparable property sales

A 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
91 BRIDGE STREET, KORUMBURRA VIC 3950	\$595,000	02/10/2023
31 VALLEY VIEW PARADE, KORUMBURRA VIC 3950	\$550,000	27/07/2023
20 BOUNDARY ROAD, KORUMBURRA VIC 3950	\$580,000	21/02/2023

This Statement of Information was prepared on: 02/11/2023