

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

3 Woodford Place Korumburra VIC 3950

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$498,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$398,000

Property type

House

Suburb

Korumburra

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

19 Georgina Parade Korumburra VIC 3950	\$490,000	19-Jan-21
13 Lauren Way Korumburra VIC 3950	\$505,000	04-Jan-21
18 Abby Road Korumburra VIC 3950	\$527,000	22-Mar-21

OR

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: 15 April 2021



19 Georgina Parade Korumburra VIC 3950

 3  2  2

Sold Price

\$490,000

Sold Date

19-Jan-21

Distance

0.84km



13 Lauren Way Korumburra VIC 3950

 4  2  2

Sold Price

\$505,000

Sold Date

04-Jan-21

Distance

1km



18 Abby Road Korumburra VIC 3950

 4  2  2

Sold Price

^{RS} **\$527,000**

Sold Date

22-Mar-21

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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