



# STATEMENT OF INFORMATION

60 PRINCES STREET, KORUMBURRA, VIC 3950

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**60 PRINCES STREET, KORUMBURRA, VIC**  3  2  2

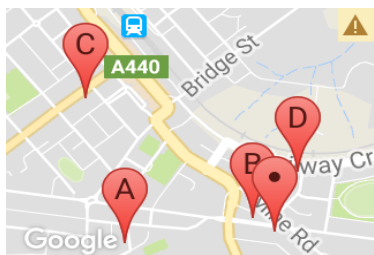
### Indicative Selling Price

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

**Price Range:** **\$275,000 to \$290,000**

Provided by: Scott McKenzie, Alex Scott Korumburra

## MEDIAN SALE PRICE



### KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

**\$295,000**

01 October 2016 to 30 September 2017

Provided by: 

## 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 PARRY ST, KORUMBURRA, VIC 3950**  3  1  1

### Sale Price

**\*\$275,000**

Sale Date: 11/11/2017

Distance from Property: 487m



**53 PRINCES ST, KORUMBURRA, VIC 3950**  3  1  2

### Sale Price

**\*\$289,000**

Sale Date: 08/11/2017

Distance from Property: 84m



**19 RADOVICK ST, KORUMBURRA, VIC 3950**  3  2  1

### Sale Price

**\$282,000**

Sale Date: 16/02/2017

Distance from Property: 775m



This report has been compiled on 28/11/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**16 SOUTH RAILWAY CRES, KORUMBURRA, VIC**  **3**  **1**  **2**

Sale Price

**\$285,000**

Sale Date: 11/11/2016

Distance from Property: 224m



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

60 PRINCES 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)

Price Range:

\$275,000 to \$290,000

Median sale price

Median price

\$295,000

House

X

Unit


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
7 PARRY ST, KORUMBURRA, VIC 3950	*\$275,000	11/11/2017
53 PRINCES ST, KORUMBURRA, VIC 3950	*\$289,000	08/11/2017
19 RADOVICK ST, KORUMBURRA, VIC 3950	\$282,000	16/02/2017
16 SOUTH RAILWAY CRES, KORUMBURRA, VIC 3950	\$285,000	11/11/2016