



STATEMENT OF INFORMATION

19 SWANSON STREET, KORUMBURRA, VIC 3950

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

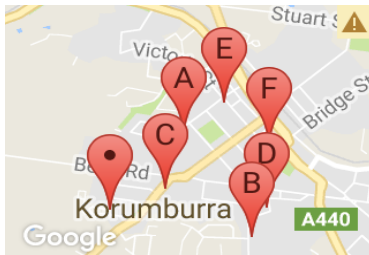
**19 SWANSON STREET, KORUMBURRA,**

3 bedrooms 1 bathroom 2 cars

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$285,000 to \$310,000**

Provided by: Scott McKenzie, Alex Scott Korumburra

MEDIAN SALE PRICE

**KORUMBURRA, VIC, 3950****Suburb Median Sale Price (House)****\$307,000**

01 January 2017 to 31 December 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.

**37 KING ST, KORUMBURRA, VIC 3950**

3 bedrooms 1 bathroom 2 cars

Sale Price****\$285,000**

Sale Date: 19/01/2018

Distance from Property: 730m

**27 SHELLCOT RD, KORUMBURRA, VIC 3950**

3 bedrooms 1 bathroom 2 cars

Sale Price**\$298,000**

Sale Date: 14/11/2017

Distance from Property: 941m

**1 JUMBUNNA RD, KORUMBURRA, VIC 3950**

3 bedrooms 1 bathroom 2 cars

Sale Price***\$309,000**

Sale Date: 02/11/2017

Distance from Property: 390m



This report has been compiled on 23/02/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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7 PARRY ST, KORUMBURRA, VIC 3950

3 1 1

Sale Price

\$275,000

Sale Date: 19/10/2017

Distance from Property: 1km



37 VICTORIA ST, KORUMBURRA, VIC 3950

3 1 2

Sale Price

\$292,000

Sale Date: 12/08/2017

Distance from Property: 1.1km



2 VICTORIA ST, KORUMBURRA, VIC 3950

3 1 2

Sale Price

\$280,000

Sale Date: 23/06/2017

Distance from Property: 1.1km



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

19 SWANSON STREET, KORUMBURRA, VIC 3950

Indicative selling price

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

Price Range:

\$285,000 to \$310,000

Median sale price

Median price

\$307,000

House

X

Unit

Suburb

KORUMBURRA

Period

01 January 2017 to 31 December 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
37 KING ST, KORUMBURRA, VIC 3950	**\$285,000	19/01/2018
27 SHELLCOT RD, KORUMBURRA, VIC 3950	\$298,000	14/11/2017
1 JUMBUNNA RD, KORUMBURRA, VIC 3950	*\$309,000	02/11/2017
7 PARRY ST, KORUMBURRA, VIC 3950	\$275,000	19/10/2017

37 VICTORIA ST, KORUMBURRA, VIC 3950	\$292,000	12/08/2017
2 VICTORIA ST, KORUMBURRA, VIC 3950	\$280,000	23/06/2017