



**first
national**
REAL ESTATE

Auddino

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 HANNAH RISE CRESCENT,

- - -

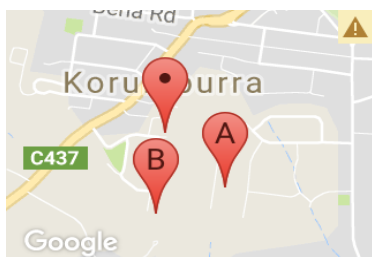
Indicative Selling Price

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

Single Price: **\$120,000**

Provided by: George Auddino, Auddino First National

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (Vacant Land)

\$145,000

01 April 2017 to 31 March 2018

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.



23 MASSIMO WAY, KORUMBURRA, VIC 3950

4 2 2

Sale Price

\$129,500

Sale Date: 13/02/2018

Distance from Property: 274m



RIFLEBUTTS RD, KORUMBURRA, VIC 3950

- - -

Sale Price

***\$120,000**

Sale Date: 23/02/2018

Distance from Property: 900m



7 PRUDENCE CL, KORUMBURRA, VIC 3950

3 2 2

Sale Price

****\$112,000**

Sale Date: 24/04/2018

Distance from Property: 287m



This report has been compiled on 26/04/2018 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 outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 HANNAH RISE CRESCENT, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$120,000

Median sale price

Median price

\$145,000

House

Unit

Suburb

KORUMBURRA

Period

01 April 2017 to 31 March 2018

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
23 MASSIMO WAY, KORUMBURRA, VIC 3950	\$129,500	13/02/2018
RIFLEBUTTS RD, KORUMBURRA, VIC 3950	*\$120,000	23/02/2018
7 PRUDENCE CL, KORUMBURRA, VIC 3950	**\$112,000	24/04/2018