

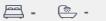
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 ROMANO WAY, KORUMBURRA, VIC







Indicative Selling Price

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

\$145,000

Single Price:

Provided by: George Auddino, Auddino First National

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (Vacant Land)

\$148,250

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.



10 HIDDEN HAVEN GR, KORUMBURRA, VIC







Sale Price

*\$147,000

Sale Date: 27/07/2017

Distance from Property: 295m





MASSIMO WAY, KORUMBURRA, VIC 3950







Sale Price

\$142,500

Sale Date: 11/08/2017

Distance from Property: 71m





4 MASSIMO WAY, KORUMBURRA, VIC 3950







Sale Price

\$145,000

Sale Date: 29/08/2017

Distance from Property: 71m



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	10 ROMANO WAY, KORUMBURRA, VIC 3950
---	-------------------------------------

Indicative selling price

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

Single Price:	\$145,000	

Median sale price

Median price	\$148,250	House		Unit		Suburb	KORUMBURRA
Period	01 January 2017 to 31 December 2017		Source	=	pricefinder		

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
10 HIDDEN HAVEN GR, KORUMBURRA, VIC 3950	*\$147,000	27/07/2017
MASSIMO WAY, KORUMBURRA, VIC 3950	\$142,500	11/08/2017
4 MASSIMO WAY, KORUMBURRA, VIC 3950	\$145,000	29/08/2017