



**first
national**
REAL ESTATE

Auddino

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

Single Price: **\$145,000**

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

4 2 2

Sale Price

\$142,500

Sale Date: 11/08/2017

Distance from Property: 71m



4 MASSIMO WAY, KORUMBURRA, VIC 3950

4 2 2

Sale Price

\$145,000

Sale Date: 29/08/2017

Distance from Property: 71m



This report has been compiled on 11/01/2018 by Auddino First National. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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



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