



# STATEMENT OF INFORMATION

14 LEONGATHA ROAD, KORUMBURRA, VIC 3950

PREPARED BY DEAN GOAD, ALEX SCOTT KORUMBURRA, PHONE: 0419 399 856



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

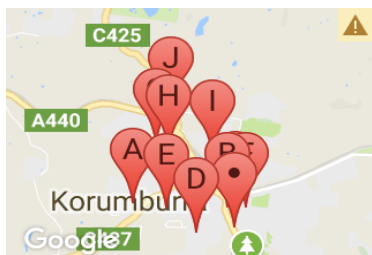
**14 LEONGATHA ROAD, KORUMBURRA,**

4 1 1

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$200,000**

Provided by: Dean Goad, Alex Scott Korumburra

## MEDIAN SALE PRICE

**KORUMBURRA, VIC, 3950****Suburb Median Sale Price (House)****\$315,000**

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.

**11 PETERSEN ST, KORUMBURRA, VIC 3950**

3 1 1

**Sale Price****\$183,000**

Sale Date: 20/01/2018

Distance from Property: 1.4km

**3 LEONGATHA RD, KORUMBURRA, VIC 3950**

3 2 1

**Sale Price****\$183,000**

Sale Date: 27/10/2017

Distance from Property: 291m

**1 MCKENZIE CRT, KORUMBURRA, VIC 3950**

3 1 1

**Sale Price****\$189,000**

Sale Date: 24/08/2017

Distance from Property: 1.6km



This report has been compiled on 03/05/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**10 RUDDS RD, KORUMBURRA, VIC 3950**

3 1 1

Sale Price

**\$195,000**

Sale Date: 30/07/2017

Distance from Property: 503m

**31 MACQUEEN AVE, KORUMBURRA, VIC 3950**

2 1 3

Sale Price

**\$200,000**

Sale Date: 06/09/2017

Distance from Property: 916m

**69 PRINCES ST, KORUMBURRA, VIC 3950**

2 1 2

Sale Price

**\$205,000**

Sale Date: 08/08/2017

Distance from Property: 317m

**50 MINE RD, KORUMBURRA, VIC 3950**

2 1 1

Sale Price

**\$210,000**

Sale Date: 28/06/2017

Distance from Property: 298m

**53 VICTORIA ST, KORUMBURRA, VIC 3950**

2 1 -

Sale Price

**\$190,000**

Sale Date: 28/04/2017

Distance from Property: 1.4km





**6 BOURKE ST, KORUMBURRA, VIC 3950**

 2  1  1

Sale Price

**\$191,000**

Sale Date: 14/12/2016

Distance from Property: 1.1km



**13 WARRAGUL RD, KORUMBURRA, VIC 3950**

 -  -  -

Sale Price

**\$200,000**

Sale Date: 10/03/2017

Distance from Property: 1.8km



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

14 LEONGATHA ROAD, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$200,000

Median sale price

Median price

\$315,000

House

X

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
11 PETERSEN ST, KORUMBURRA, VIC 3950	\$183,000	20/01/2018
3 LEONGATHA RD, KORUMBURRA, VIC 3950	\$183,000	27/10/2017
1 MCKENZIE CRT, KORUMBURRA, VIC 3950	\$189,000	24/08/2017
10 RUDDS RD, KORUMBURRA, VIC 3950	\$195,000	30/07/2017

31 MACQUEEN AVE, KORUMBURRA, VIC 3950	\$200,000	06/09/2017
69 PRINCES ST, KORUMBURRA, VIC 3950	\$205,000	08/08/2017
50 MINE RD, KORUMBURRA, VIC 3950	\$210,000	28/06/2017
53 VICTORIA ST, KORUMBURRA, VIC 3950	\$190,000	28/04/2017
6 BOURKE ST, KORUMBURRA, VIC 3950	\$191,000	14/12/2016
13 WARRAGUL RD, KORUMBURRA, VIC 3950	\$200,000	10/03/2017