



**first  
national**  
REAL ESTATE

Auddino

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**112 MINE ROAD, KORUMBURRA, VIC 3950** 2 1 1

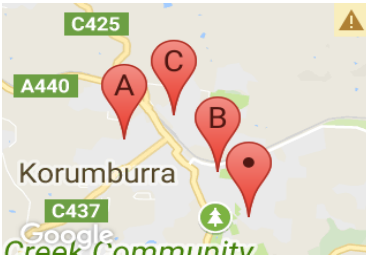
### Indicative Selling Price

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

Single Price: **\$275,000**

Provided by: George Auddino, Auddino First National

## MEDIAN SALE PRICE



**KORUMBURRA, VIC, 3950**

Suburb Median Sale Price (House)

**\$308,250**

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.



**47 WILLIAM ST, KORUMBURRA, VIC 3950**

2 1 11

Sale Price

**\$270,000**

Sale Date: 01/09/2017

Distance from Property: 2km



**2 RICHARD ST, KORUMBURRA, VIC 3950**

2 1 3

Sale Price

**\$270,000**

Sale Date: 09/08/2017

Distance from Property: 761m



**33 GORDON ST, KORUMBURRA, VIC 3950**

3 1 2

Sale Price

**\*\*\$280,000**

Sale Date: 13/11/2017

Distance from Property: 1.8km



This report has been compiled on 06/03/2018 by Auddino First National. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

112 MINE 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:

\$275,000

Median sale price

Median price

\$308,250

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
47 WILLIAM ST, KORUMBURRA, VIC 3950	\$270,000	01/09/2017
2 RICHARD ST, KORUMBURRA, VIC 3950	\$270,000	09/08/2017
33 GORDON ST, KORUMBURRA, VIC 3950	**\$280,000	13/11/2017