



# STATEMENT OF INFORMATION

1/9 SHELLCOT ROAD, KORUMBURRA, VIC 3950

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/9 SHELLCOT ROAD, KORUMBURRA, VIC** 2 1 1

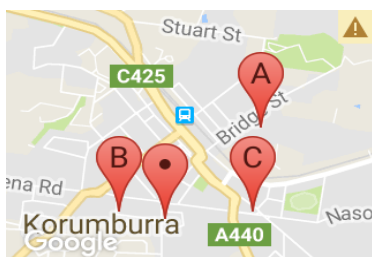
### Indicative Selling Price

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

**Price Range: \$213,000 to \$235,000**

Provided by: Scott McKenzie, Alex Scott Korumburra

## MEDIAN SALE PRICE



**KORUMBURRA, VIC, 3950**

Suburb Median Sale Price (Unit)

**\$224,500**

01 October 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.



**7/11 LOWER GORDON ST, KORUMBURRA, VIC** 2 1 1

Sale Price

**\$217,000**

Sale Date: 22/01/2018

Distance from Property: 903m



**3 SPRING ST, KORUMBURRA, VIC 3950**

2 1 1

Sale Price

**\$245,000**

Sale Date: 28/11/2017

Distance from Property: 305m



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

2 1 1

Sale Price

**\$210,000**

Sale Date: 28/06/2017

Distance from Property: 569m



This report has been compiled on 28/03/2018 by Alex Scott Korumburra. 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

1/9 SHELLCOT 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)

Price Range:

\$213,000 to \$235,000

Median sale price

Median price

\$224,500

House

Unit

X


Suburb

KORUMBURRA

Period

01 October 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
7/11 LOWER GORDON ST, KORUMBURRA, VIC 3950	\$217,000	22/01/2018
3 SPRING ST, KORUMBURRA, VIC 3950	\$245,000	28/11/2017
50 MINE RD, KORUMBURRA, VIC 3950	\$210,000	28/06/2017