



STATEMENT OF INFORMATION

6 GEORGE STREET, KORUMBURRA, VIC 3950

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**6 GEORGE STREET, KORUMBURRA, VIC**

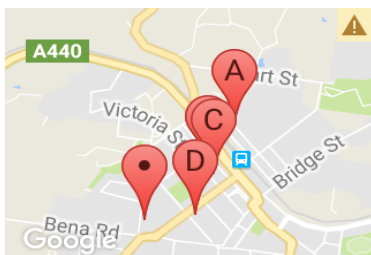
3 bedrooms 1 bathroom 4 car spaces

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$330,000 to \$363,000**

Provided by: Scott McKenzie, Alex Scott Korumburra

MEDIAN SALE PRICE

**KORUMBURRA, VIC, 3950**

Suburb Median Sale Price (House)

\$300,000

01 October 2016 to 30 September 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.

**3 WILLS ST, KORUMBURRA, VIC 3950**

3 bedrooms 1 bathroom 1 car space

Sale Price

***\$305,000**

Sale Date: 24/11/2017

Distance from Property: 896m

**24 VICTORIA ST, KORUMBURRA, VIC 3950**

3 bedrooms 1 bathroom 2 car spaces

Sale Price

\$322,000

Sale Date: 27/05/2017

Distance from Property: 544m

**20 VICTORIA ST, KORUMBURRA, VIC 3950**

3 bedrooms 1 bathroom 3 car spaces

Sale Price

\$390,000

Sale Date: 17/03/2017

Distance from Property: 560m



This report has been compiled on 22/12/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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41 RADOVICK ST, KORUMBURRA, VIC 3950

 **3**  **1**  **1**

Sale Price

\$365,000

Sale Date: 25/11/2016

Distance from Property: 330m



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

6 GEORGE STREET, KORUMBURRA, VIC 3950

Indicative selling price

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

Price Range:

\$330,000 to \$363,000

Median sale price

Median price

\$300,000

House

Unit

Suburb

KORUMBURRA

Period

01 October 2016 to 30 September 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
3 WILLS ST, KORUMBURRA, VIC 3950	*\$305,000	24/11/2017
24 VICTORIA ST, KORUMBURRA, VIC 3950	\$322,000	27/05/2017
20 VICTORIA ST, KORUMBURRA, VIC 3950	\$390,000	17/03/2017
41 RADOVICK ST, KORUMBURRA, VIC 3950	\$365,000	25/11/2016