

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 LAUREN WAY, KORUMBURRA, VIC







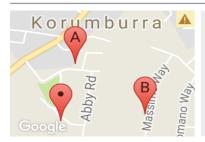
Indicative Selling Price

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

Single Price: \$125,000

Provided by: George Auddino, Auddino First National

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (Vacant Land)

\$144,000

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.



13 HANNAH RISE CRES, KORUMBURRA, VIC







Sale Price

*\$105,000

Sale Date: 15/09/2017

Distance from Property: 209m





9 GABRIELLA WAY, KORUMBURRA, VIC 3950







Sale Price

*\$139,500

Sale Date: 19/07/2017

Distance from Property: 557m



26 MASSIMO WAY, KORUMBURRA, VIC 3950







Sale Price

\$115,000

Sale Date: 28/09/2017

Distance from Property: 274m



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	16 LAUREN WAY, KORUMBURRA, VIC 3950
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Indicative selling price

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

Median sale price

Median price	\$144,000	House		Unit	Suburb	KORUMBURRA
Period	01 January 2017 to 31 December 2017		Source	pricefinder		

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
13 HANNAH RISE CRES, KORUMBURRA, VIC 3950	*\$105,000	15/09/2017
9 GABRIELLA WAY, KORUMBURRA, VIC 3950	*\$139,500	19/07/2017
26 MASSIMO WAY, KORUMBURRA, VIC 3950	\$115,000	28/09/2017