

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 44 Shellcot Road, Korumburra, VIC 3950

Indicative selling price

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

Single Price \$560,000

Median sale price

Median price \$575,000 Property Type House Suburb Korumburra (3950)

Period - From 01/07/2021 to 30/06/2022 Source pricefinder

Comparable property sales

A 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
46 SHELLCOT ROAD, KORUMBURRA VIC 3950	\$545,000	16/08/2022
2 SPRING STREET, KORUMBURRA VIC 3950	\$570,000	30/03/2022
5 OLDEN COURT, KORUMBURRA VIC 3950	\$550,000	18/02/2022

This Statement of Information was prepared on: 21/09/2022