

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 MASSIMO WAY, KORUMBURRA, VIC

4 2 2

Indicative Selling Price

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

Single Price: \$372000

Provided by: Dean Goad, Alex Scott Korumburra

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$306,000

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.



11 MASSIMO WAY, KORUMBURRA, VIC 3950

4 2 2

Sale Price

***\$366,000**

Sale Date: 18/12/2017

Distance from Property: 122m



13 LAUREN WAY, KORUMBURRA, VIC 3950

4 2 2

Sale Price

***\$405,000**

Sale Date: 21/10/2017

Distance from Property: 368m



5 DOWEL CRT, KORUMBURRA, VIC 3950

3 2 2

Sale Price

***\$420,000**

Sale Date: 24/01/2018

Distance from Property: 557m



This report has been compiled on 05/02/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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11 ABBY RD, KORUMBURRA, VIC 3950

 3  2  2

Sale Price

\$370,000

Sale Date: 08/11/2017

Distance from Property: 277m



24 SHELLCOT RD, KORUMBURRA, VIC 3950

 3  2  4

Sale Price

Price Withheld

Sale Date: 16/08/2017

Distance from Property: 384m



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

2 MASSIMO WAY, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$372000

Median sale price

Median price

\$306,000

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
11 MASSIMO WAY, KORUMBURRA, VIC 3950	*\$366,000	18/12/2017
13 LAUREN WAY, KORUMBURRA, VIC 3950	*\$405,000	21/10/2017
5 DOWEL CRT, KORUMBURRA, VIC 3950	*\$420,000	24/01/2018
11 ABBY RD, KORUMBURRA, VIC 3950	\$370,000	08/11/2017

24 SHELLCOT RD, KORUMBURRA, VIC 3950	Price Withheld	16/08/2017
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