



**first  
national**  
REAL ESTATE

Auddino

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**50 SHELLCOT ROAD, KORUMBURRA, VIC**



**Indicative Selling Price**

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

**Price Range:**

**\$150,000 to \$160,000**

Provided by: George Auddino, Auddino First National

## MEDIAN SALE PRICE



**KORUMBURRA, VIC, 3950**

**Suburb Median Sale Price (House)**

**\$288,000**

01 July 2016 to 30 June 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.



**5 CARLA CRES, KORUMBURRA, VIC 3950**



**Sale Price**

**\*\$151,500**

Sale Date: 06/04/2017

Distance from Property: 216m



**9 CARLA CRES, KORUMBURRA, VIC 3950**



**Sale Price**

**\*\$154,500**

Sale Date: 13/06/2017

Distance from Property: 238m



**10 HIDDEN HAVEN GR, KORUMBURRA, VIC**



**Sale Price**

**\*\$147,000**

Sale Date: 27/07/2017

Distance from Property: 417m



This report has been compiled on 11/09/2017 by Auddino First National. Property Data Solutions Pty Ltd 2017 - [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

50 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:

\$150,000 to \$160,000

Median sale price

Median price

\$288,000

House

Unit


Suburb

KORUMBURRA

Period

01 July 2016 to 30 June 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
5 CARLA CRES, KORUMBURRA, VIC 3950	*\$151,500	06/04/2017
9 CARLA CRES, KORUMBURRA, VIC 3950	*\$154,500	13/06/2017
10 HIDDEN HAVEN GR, KORUMBURRA, VIC 3950	*\$147,000	27/07/2017