

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 7 Swanson Street, Korumburra, VIC 3950

### Indicative selling price

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

Single Price

\$0

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

Korumburra (3950)

Period - From

01/04/2023

to

30/09/2023

Source

Pricefinder.com.au

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
17 GOAD COURT, KORUMBURRA VIC 3950	\$420,000	27/07/2023
8 HAWKINS STREET, KORUMBURRA VIC 3950	\$430,000	20/07/2023
35 BENA ROAD, KORUMBURRA VIC 3950	\$435,000	05/01/2023

This Statement of Information was prepared on: 26/10/2023