

STATEMENT OF INFORMATION

28 MASSIMO WAY, KORUMBURRA, VIC 3950

PREPARED BY DEAN GOAD . ALEX SCOTT KORUMBURRA. PHONE. 0419 399 856

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 MASSIMO WAY, KORUMBURRA, VIC

3 2 4

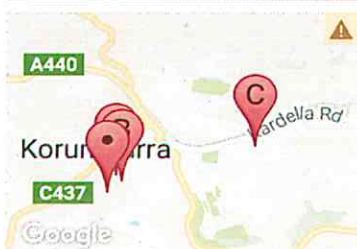
Indicative Selling Price

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

Single Price: **\$460,000**

Provided by: Dean Goad, Alex Scott Korumburra

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$308,250

01 October 2016 to 30 September 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.



30 ISABELLA BVD, KORUMBURRA, VIC

3 2 2

Sale Price

\$508,000

Sale Date: 17/03/2017

Distance from Property: 284m



24 ISABELLA BVD, KORUMBURRA, VIC

3 2 2

Sale Price

\$470,000

Sale Date: 26/11/2016

Distance from Property: 253m



15 ELMORES RD, KORUMBURRA, VIC 3950

3 2 4

Sale Price

\$587,500

Sale Date: 09/11/2016

Distance from Property: 2.1km



This report has been compiled on 09/11/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - 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

28 MASSIMO WAY, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price: \$460,000

Median sale price

Median price

\$308,250

House

Unit

Suburb

KORUMBURRA

Period

01 October 2016 to 30 September 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
30 ISABELLA BVD, KORUMBURRA, VIC 3950	\$508,000	17/03/2017
24 ISABELLA BVD, KORUMBURRA, VIC 3950	\$470,000	26/11/2016
15 ELMORES RD, KORUMBURRA, VIC 3950	\$587,500	09/11/2016