



**first
national**
REAL ESTATE

| **Auddino**

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**LEASED
PENDING
APPROVAL**

13 SWANSON STREET, KORUMBURRA,

3 1 3

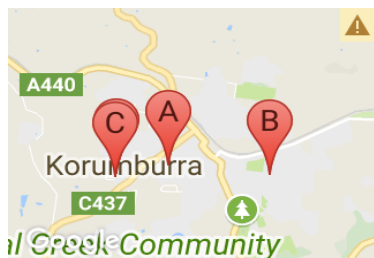
Indicative Selling Price

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

Single Price: \$299,000

Provided by: George Auddino, Auddino First National

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$325,000

01 January 2018 to 31 March 2018

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.



27 GUYS RD, KORUMBURRA, VIC 3950

3 1 2

Sale Price

***\$310,000**

Sale Date: 19/04/2018

Distance from Property: 694m



8 NASON ST, KORUMBURRA, VIC 3950

3 1 3

Sale Price

***\$290,000**

Sale Date: 26/03/2018

Distance from Property: 2km



19 SWANSON ST, KORUMBURRA, VIC 3950

3 1 3

Sale Price

\$300,000

Sale Date: 02/03/2018

Distance from Property: 50m



This report has been compiled on 09/05/2018 by Auddino First National. Property Data Solutions Pty Ltd 2018 - 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

13 SWANSON STREET, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$299,000

Median sale price

Median price

\$325,000

House

X

Unit


Suburb

KORUMBURRA

Period

01 January 2018 to 31 March 2018

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
27 GUYS RD, KORUMBURRA, VIC 3950	*\$310,000	19/04/2018
8 NASON ST, KORUMBURRA, VIC 3950	*\$290,000	26/03/2018
19 SWANSON ST, KORUMBURRA, VIC 3950	\$300,000	02/03/2018