

# 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 134 Isabella Boulevard, 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 \$235,000

### Median sale price

Median price \$274,000 Property Type Vacant Land Suburb Korumburra (3950)

Period - From 01/07/2022 to 30/06/2023 Source pricefinder

### Comparable property sales

A 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
26 MASSIMO WAY, KORUMBURRA VIC 3950	\$274,000	12/07/2022
2 MANNA GUM CRT, KORUMBURRA SOUTH, VIC 3950	\$255,000	14/07/2022
54 SHELLCOT ROAD, KORUMBURRA VIC 3950	\$235,000	29/08/2022

This Statement of Information was prepared on: 03/08/2022