

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 19 George 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 \$649,000

### Median sale price

Median price \$582,500 Property Type House Suburb Korumburra (3950)

Period - From 01/07/2021 to 30/06/2022 Source pricefinder

### Comparable property sales

A These are two 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 |
|---------------------------------------|-----------|--------------|
| 17 JUMBUNNA ROAD, KORUMBURRA VIC 3950 | \$645,000 | 26/01/2022   |
| 16 KING STREET, KORUMBURRA VIC 3950   | \$645,000 | 16/08/2021   |
|                                       |           |              |

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 25/07/2022