



**first
national**
REAL ESTATE

Auddino

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12A SOUTH RAILWAY CRESCENT,

3 1 1

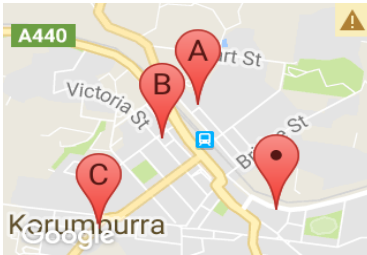
Indicative Selling Price

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

Single Price: \$335,000

Provided by: George Auddino, Auddino First National

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$300,000

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.



3 WILLS ST, KORUMBURRA, VIC 3950

3 1 1

Sale Price

***\$305,000**

Sale Date: 24/11/2017

Distance from Property: 901m



7 KING ST, KORUMBURRA, VIC 3950

3 - -

Sale Price

\$350,000

Sale Date: 22/11/2017

Distance from Property: 897m



1 JUMBUNNA RD, KORUMBURRA, VIC 3950

3 1 2

Sale Price

***\$309,000**

Sale Date: 02/11/2017

Distance from Property: 1.2km



This report has been compiled on 22/12/2017 by Auddino First National. 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

12A SOUTH RAILWAY CRESCENT, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$335,000

Median sale price

Median price

\$300,000

House

X

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
3 WILLS ST, KORUMBURRA, VIC 3950	*\$305,000	24/11/2017
7 KING ST, KORUMBURRA, VIC 3950	\$350,000	22/11/2017
1 JUMBUNNA RD, KORUMBURRA, VIC 3950	*\$309,000	02/11/2017