

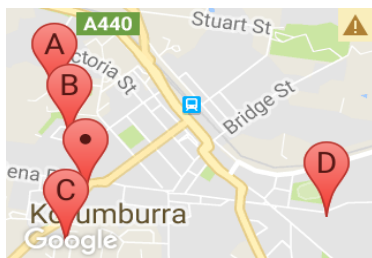
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**1 JUMBUNNA ROAD, KORUMBURRA, VIC**  3  1  2**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**Single Price:** **\$309,000**

Provided by: Dean Goad , Alex Scott Korumburra

MEDIAN SALE PRICE

**KORUMBURRA, VIC, 3950****Suburb Median Sale Price (House)****\$285,000**

01 July 2016 to 30 June 2017

Provided by: 

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.

**19 GRANDVIEW RISE, KORUMBURRA, VIC**  3  2  2**Sale Price****\$335,000**

Sale Date: 05/06/2017

Distance from Property: 708m

**31 VALLEY VIEW PDE, KORUMBURRA, VIC**  3  2  1**Sale Price****\$309,500**

Sale Date: 04/05/2017

Distance from Property: 400m

**12 HANNAH RISE CRES, KORUMBURRA, VIC**  3  2  2**Sale Price****\$325,000**

Sale Date: 27/03/2017

Distance from Property: 375m



This report has been compiled on 01/08/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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25 BOUNDARY RD, KORUMBURRA, VIC 3950



3



1



4

Sale Price

\$310,000

Sale Date: 10/02/2017

Distance from Property: 1.6km



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

1 JUMBUNNA ROAD, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$309,000

Median sale price

Median price

\$285,000

House

X

Unit

Suburb

KORUMBURRA

Period

01 July 2016 to 30 June 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
19 GRANDVIEW RISE, KORUMBURRA, VIC 3950	\$335,000	05/06/2017
31 VALLEY VIEW PDE, KORUMBURRA, VIC 3950	\$309,500	04/05/2017
12 HANNAH RISE CRES, KORUMBURRA, VIC 3950	\$325,000	27/03/2017
25 BOUNDARY RD, KORUMBURRA, VIC 3950	\$310,000	10/02/2017