



**first
national**
REAL ESTATE

Auddino

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 GEORGINA PARADE, KORUMBURRA,

3 2 2

Indicative Selling Price

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

Single Price: **\$399,900**

Provided by: George Auddino, Auddino First National

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$317,500

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6 ASHFORD CRES, KORUMBURRA, VIC 3950

3 2 4

Sale Price

\$400,000

Sale Date: 02/01/2018

Distance from Property: 1.1km



2 ASHFORD CRES, KORUMBURRA, VIC 3950

3 2 2

Sale Price

***\$415,000**

Sale Date: 28/05/2018

Distance from Property: 1.1km



5 DOWEL CRT, KORUMBURRA, VIC 3950

3 2 2

Sale Price

\$420,000

Sale Date: 10/11/2017

Distance from Property: 408m



This report has been compiled on 18/06/2018 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 in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale


Address Including suburb and postcode	17 GEORGINA PARADE, KORUMBURRA, VIC 3950
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Indicative selling price

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

Single Price:	\$399,900
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Median sale price

Median price	\$317,500	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	KORUMBURRA
Period	01 October 2017 to 31 March 2018		Source				

Comparable property sales

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
6 ASHFORD CRES, KORUMBURRA, VIC 3950	\$400,000	02/01/2018
2 ASHFORD CRES, KORUMBURRA, VIC 3950	*\$415,000	28/05/2018
5 DOWEL CRT, KORUMBURRA, VIC 3950	\$420,000	10/11/2017