



STATEMENT OF INFORMATION

235 KARDELLA ROAD, KARDELLA, VIC 3951

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



235 KARDELLA ROAD, KARDELLA, VIC

4 2 2

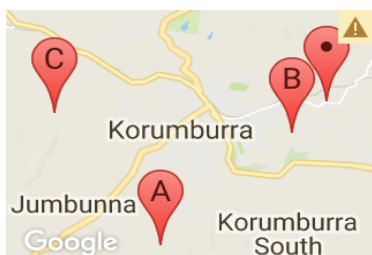
Indicative Selling Price

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

Price Range: \$680,000 to \$700,000

Provided by: Scott McKenzie, Alex Scott Korumburra

MEDIAN SALE PRICE



KARDELLA, VIC, 3951

Suburb Median Sale Price (House)

\$414,000

01 July 2016 to 30 June 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.



54 MCMILLANS RD, KORUMBURRA, VIC 3950

4 2 4

Sale Price

\$710,000

Sale Date: 05/11/2016

Distance from Property: 5.9km



117 ELMORES RD, KORUMBURRA, VIC 3950

4 2 2

Sale Price

\$600,000

Sale Date: 07/06/2016

Distance from Property: 1.2km



175 SULLIVANS RD, WHITE LAW, VIC 3950

5 2 4

Sale Price

\$640,000

Sale Date: 13/08/2016

Distance from Property: 7.1km



This report has been compiled on 19/07/2017 by Alex Scott Korumburra. 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

235 KARDELLA ROAD, KARDELLA, VIC 3951

Indicative selling price

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

Price Range:

\$680,000 to \$700,000

Median sale price

Median price

\$414,000

House

X

Unit

Suburb

KARDELLA

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
54 MCMILLANS RD, KORUMBURRA, VIC 3950	\$710,000	05/11/2016
117 ELMORES RD, KORUMBURRA, VIC 3950	\$600,000	07/06/2016
175 SULLIVANS RD, WHITELAW, VIC 3950	\$640,000	13/08/2016