



STATEMENT OF INFORMATION

19 ABBY RD, KORUMBURRA, VIC 3950

PREPARED BY DEAN GOAD , ALEX SCOTT KORUMBURRA, PHONE: 0419 399 856

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 ABBY RD, KORUMBURRA, VIC 3950

3 2 2

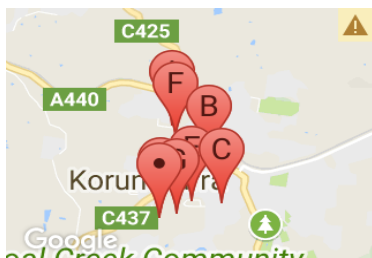
Indicative Selling Price

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

Single Price: **\$375,000**

Provided by: Dean Goad, Alex Scott Korumburra

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$315,000

01 April 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.



2 ASHFORD CRES, KORUMBURRA, VIC 3950

3 2 2

Sale Price

***\$415,000**

Sale Date: 28/05/2018

Distance from Property: 1.3km



2 LAPIN LANE, KORUMBURRA, VIC 3950

3 1 3

Sale Price

***\$360,000**

Sale Date: 28/05/2018

Distance from Property: 1km



7 DOWEL CRT, KORUMBURRA, VIC 3950

3 2 3

Sale Price

\$365,000

Sale Date: 04/04/2018

Distance from Property: 833m



This report has been compiled on 06/06/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

**11 ABBY RD, KORUMBURRA, VIC 3950**

3 2 2

Sale Price

\$370,000

Sale Date: 08/11/2017

Distance from Property: 72m

**13 GEORGINA PDE, KORUMBURRA, VIC 3950**

3 2 2

Sale Price

\$350,000

Sale Date: 08/08/2017

Distance from Property: 481m

**88 GEORGE ST, KORUMBURRA, VIC 3950**

3 2 3

Sale Price

\$357,500

Sale Date: 15/07/2017

Distance from Property: 1.2km

**17 MASSIMO WAY, KORUMBURRA, VIC 3950**

4 2 2

Sale Price

\$409,000

Sale Date: 27/04/2018

Distance from Property: 231m



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

19 ABBY RD, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$375,000

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

KORUMBURRA

Period

01 April 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
2 ASHFORD CRES, KORUMBURRA, VIC 3950	*\$415,000	28/05/2018
2 LAPIN LANE, KORUMBURRA, VIC 3950	*\$360,000	28/05/2018
7 DOWEL CRT, KORUMBURRA, VIC 3950	\$365,000	04/04/2018
11 ABBY RD, KORUMBURRA, VIC 3950	\$370,000	08/11/2017

13 GEORGINA PDE, KORUMBURRA, VIC 3950	\$350,000	08/08/2017
88 GEORGE ST, KORUMBURRA, VIC 3950	\$357,500	15/07/2017
17 MASSIMO WAY, KORUMBURRA, VIC 3950	\$409,000	27/04/2018