

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 HANNAH RISE CRESCENT,

4 3 2

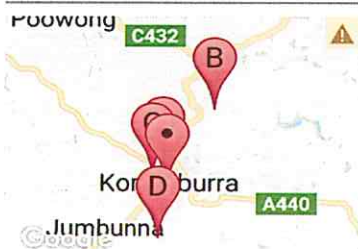
Indicative Selling Price

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

Single Price: **\$638,000**

Provided by: Dean Goad, Alex Scott Korumburra

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$308,250

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.



28 GRANDVIEW RISE, KORUMBURRA, VIC

4 2 2

Sale Price

***\$845,000**

Sale Date: 20/10/2017

Distance from Property: 1km



54 NEWTONS RD, ARAWATA, VIC 3951

4 2 2

Sale Price

***\$672,500**

Sale Date: 17/10/2017

Distance from Property: 5.2km



94 BENA RD, KORUMBURRA, VIC 3950

4 2 8

Sale Price

\$675,000

Sale Date: 21/02/2017

Distance from Property: 1.1km



This report has been compiled on 31/10/2017 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

19 HANNAH RISE CRESCENT, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price: \$638,000

Median sale price

Median price

\$308,250

House

☒

Unit

☐

Suburb

KORUMBURRA

Period

01 October 2016 to 30 September 2017

Source

pricefinder

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
28 GRANDVIEW RISE, KORUMBURRA, VIC 3950	*\$845,000	20/10/2017
54 NEWTONS RD, ARAWATA, VIC 3951	*\$672,500	17/10/2017
94 BENA RD, KORUMBURRA, VIC 3950	\$675,000	21/02/2017
54 MCMILLANS RD, KORUMBURRA, VIC 3950	\$710,000	05/11/2016