## **Statement of Information**

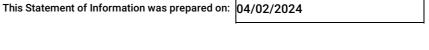
## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	ed for sale							
Address Including suburb and postcode  Address Including suburb and postcode								
Indicative sell	ing price							
For the meaning	of this price see consum	ner.vic.gov.au/ur	nderqu	oting				
Price Range	\$630,000	&	\$670,000					
Median sale p	rice							
Median price	\$575,000	Property Type	House		Suburb	Korumburra (3950)		
Period - From	01/01/2023 to	31/12/2023 S	ource	Pricefinder				
	Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2) (b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median sell price is unlikely to be meaningful statistically and should be considered accordingly.							
Comparable p	roperty sales							
A	These are two 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	
43 PRINCES STREET, KORUMBURRA VIC 3950						\$660,000	23/05/2023	
29 SOUTH RAILWAY CRESCENT, KORUMBURRA VIC 3950						\$660,000	20/09/2023	

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were

sold within two kilometres of the property for sale in the last six months.





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