



STATEMENT OF INFORMATION

10 RUDDS ROAD, 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



10 RUDDS ROAD, KORUMBURRA, VIC

3 1 2

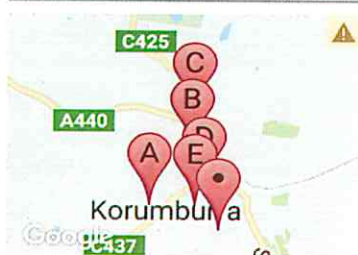
Indicative Selling Price

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

\$205,000

Provided by: Dean Goad , Alex Scott Korumburra

SUBURB MEDIAN



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$280,000

01 April 2016 to 31 March 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.



22 HAWKINS ST, KORUMBURRA, VIC 3950

3 1 2

Sale Price

***\$187,500**

Sale Date: 26/05/2017

Distance from Property: 996m



53 VICTORIA ST, KORUMBURRA, VIC 3950

3 1 -

Sale Price

Price Withheld

Sale Date: 28/04/2017

Distance from Property: 1.2km



13 WARRAGUL RD, KORUMBURRA, VIC 3950

3 1 -

Sale Price

***\$200,000**

Sale Date: 20/03/2017

Distance from Property: 1.7km



This report has been compiled on 08/06/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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20 WILLIAM ST, KORUMBURRA, VIC 3950

2 1 2

Sale Price

\$185,000

Sale Date: 07/02/2017

Distance from Property: 642m



24 MACQUEEN AVE, KORUMBURRA, VIC 3950

2 1 2

Sale Price

\$189,500

Sale Date: 05/12/2016

Distance from Property: 481m



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

10 RUDDS ROAD, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price /

\$205,000

Median sale price

Median price

\$280,000

House

☒

Unit

☐

Suburb

KORUMBURRA

Period

01 April 2016 to 31 March 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 |
|--------------------------------------|----------------|--------------|
| 22 HAWKINS ST, KORUMBURRA, VIC 3950 | *\$187,500 | 26/05/2017 |
| 53 VICTORIA ST, KORUMBURRA, VIC 3950 | Price Withheld | 28/04/2017 |
| 13 WARRAGUL RD, KORUMBURRA, VIC 3950 | *\$200,000 | 20/03/2017 |
| 20 WILLIAM ST, KORUMBURRA, VIC 3950 | \$185,000 | 07/02/2017 |

| | | |
|---------------------------------------|-----------|------------|
| 24 MACQUEEN AVE, KORUMBURRA, VIC 3950 | \$189,500 | 05/12/2016 |
|---------------------------------------|-----------|------------|