

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

69 PRINCES STREET, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$480,000

Median sale price

Median price

\$590,000

Property type

House


Suburb

KORUMBURRA

Period

01 July 2023 to 30 June 2024

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 |
|--------------------------------------|-----------|--------------|
| 1 SCOTT CRT, KORUMBURRA, VIC 3950 | \$455,000 | 14/02/2024 |
| 25 PETERSEN ST, KORUMBURRA, VIC 3950 | \$480,000 | 27/02/2024 |
| 21 WARRAGUL RD, KORUMBURRA, VIC 3950 | \$495,000 | 05/02/2024 |

This Statement of Information was prepared on: 02/07/2024