



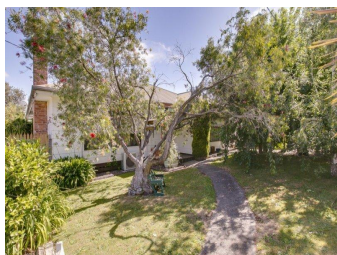
STATEMENT OF INFORMATION

77 VICTORIA STREET, KORUMBURRA, VIC 3950

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



77 VICTORIA STREET, KORUMBURRA, VIC  3  2  2

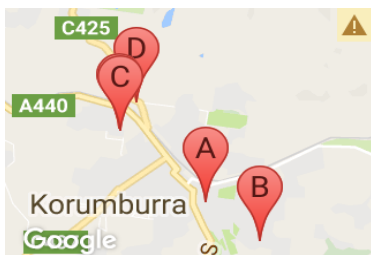
Indicative Selling Price

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

\$250,000

Provided by: Scott McKenzie, Alex Scott Korumburra

SUBURB MEDIAN



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$280,000

01 April 2016 to 31 March 2017

Provided by: 

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.



52 MINE RD, KORUMBURRA, VIC 3950

 3  1  1

Sale Price

\$255,000

Sale Date: 29/02/2016

Distance from Property: 1.5km



129 MINE RD, KORUMBURRA, VIC 3950

 3  1  1

Sale Price

\$230,000

Sale Date: 28/01/2016

Distance from Property: 2.4km



75 VICTORIA ST, KORUMBURRA, VIC 3950

 3  1  1

Sale Price

\$235,000

Sale Date: 16/09/2015

Distance from Property: 28m



This report has been compiled on 09/06/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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15 WARRAGUL RD, KORUMBURRA, VIC 3950

 **3**  **1**  **1**

Sale Price

\$240,000

Sale Date: 14/01/2015

Distance from Property: 443m



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

77 VICTORIA STREET, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price / Range

\$250,000

Median sale price

Median price

\$280,000

House

X

Unit


Suburb

KORUMBURRA

Period

01 April 2016 to 31 March 2017

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
52 MINE RD, KORUMBURRA, VIC 3950	\$255,000	29/02/2016
129 MINE RD, KORUMBURRA, VIC 3950	\$230,000	28/01/2016
75 VICTORIA ST, KORUMBURRA, VIC 3950	\$235,000	16/09/2015
15 WARRAGUL RD, KORUMBURRA, VIC 3950	\$240,000	14/01/2015