



STATEMENT OF INFORMATION

42 MINE 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

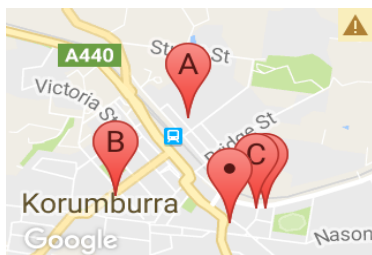
**42 MINE ROAD, KORUMBURRA, VIC 3950**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**\$310,000**

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.

**23 GORDON ST, KORUMBURRA, VIC 3950**

Sale Price

\$260,000

Sale Date: 23/01/2017

Distance from Property: 794m

**47 RADOVICK ST, KORUMBURRA, VIC 3950**

Sale Price

\$270,000

Sale Date: 06/12/2016

Distance from Property: 762m

**16 SOUTH RAILWAY CRES, KORUMBURRA, VIC**

Sale Price

\$285,000

Sale Date: 11/11/2016

Distance from Property: 196m



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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19 SOUTH RAILWAY CRES, KORUMBURRA, VIC  **4**  **1**  **4**

Sale Price

\$295,000

Sale Date: 26/08/2016

Distance from Property: 252m



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

42 MINE ROAD, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price / Range

\$310,000

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
23 GORDON ST, KORUMBURRA, VIC 3950	\$260,000	23/01/2017
47 RADOVICK ST, KORUMBURRA, VIC 3950	\$270,000	06/12/2016
16 SOUTH RAILWAY CRES, KORUMBURRA, VIC 3950	\$285,000	11/11/2016
19 SOUTH RAILWAY CRES, KORUMBURRA, VIC 3950	\$295,000	26/08/2016