



# STATEMENT OF INFORMATION

16 BENA ROAD, KORUMBURRA, VIC

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA

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

16 BENA ROAD, KORUMBURRA, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$410,000 to \$441,000

Median sale price

Median price

\$337,500

House

X

Unit


Suburb

KORUMBURRA

Period

01 April 2018 to 30 June 2018

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
18 BENA RD, KORUMBURRA, VIC 3950	\$460,000	18/03/2018
20 VALLEY VIEW PDE, KORUMBURRA, VIC 3950	\$410,000	28/03/2017
19 WARRAGUL RD, KORUMBURRA, VIC 3950	\$420,000	17/04/2018