


**20 SWANSON STREET, KORUMBURRA, VIC 3950**

3 1 3


**Pricefinder Sale Estimate**
**\$ 261,049**

Probable Range \$228k - \$294k

**Pricefinder Details**

Estimate Risk (FSD): Low (+/- 12%)


 Property Area: 560 m<sup>2</sup>

Last Known Sale Price: \$0 @ 01/06/2015

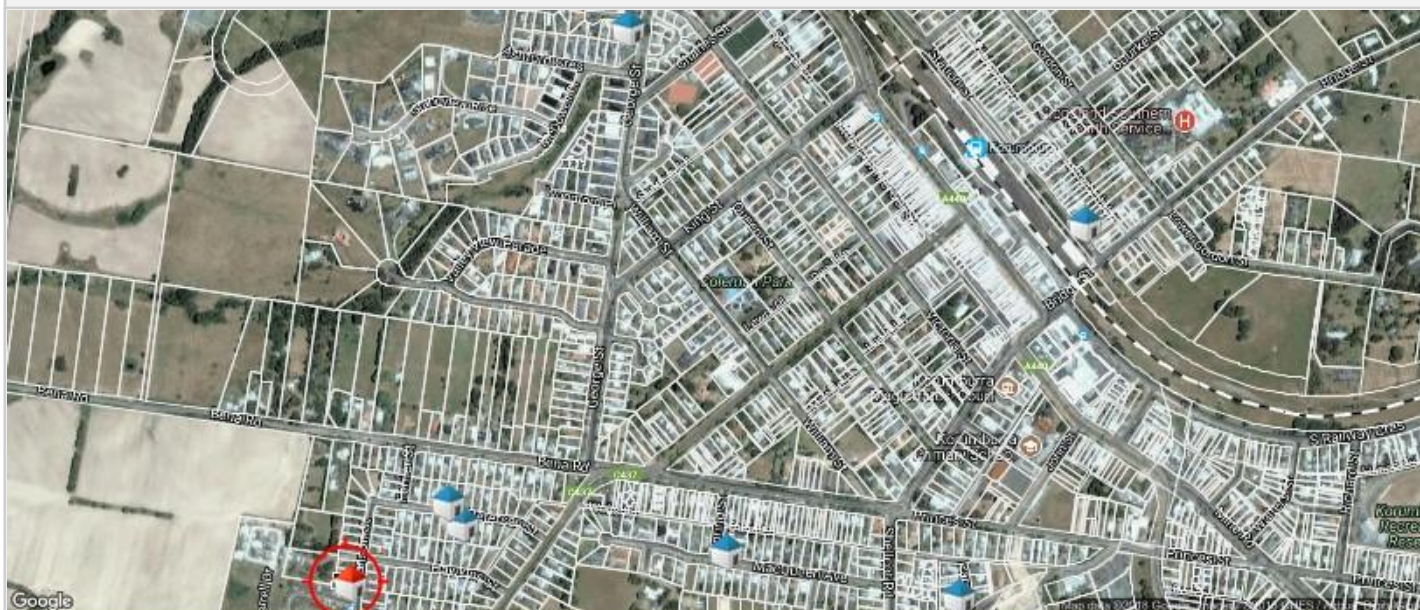
Date of Estimation: 19/02/2018

Estimation Method: User Assisted

**Property Details**

Legal Description: 110/LP50568

Features:

**Comparables Map**


Subject Comparable Sale Comparable Rental

**Comparable Properties**
**Comparable Sales**

- 11 PETERSEN ST, KORUMBURRA, VIC 3950
- 18 PETERSEN ST, KORUMBURRA, VIC 3950
- 3 SPRING ST, KORUMBURRA, VIC 3950
- 7 PARRY ST, KORUMBURRA, VIC 3950
- 1 MCKENZIE CRT, KORUMBURRA, VIC 3950
- 5 STATION ST, KORUMBURRA, VIC 3950

**This report has been compiled on 19/02/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

© The State of Victoria. To the extent that this report has been developed using information owned by the State of Victoria, the State of Victoria owns the copyright in the Property Sales Data which constitutes the basis of this report and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This PriceFinder Estimate Report has been generated by use of proprietary computer software. No liability (in contract, tort or otherwise) will be accepted for any loss or damage incurred as a result of reliance upon any material, information or advice provided in this publication or incorporated into it.

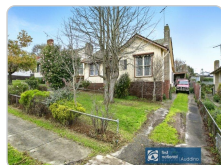


## Comparable Sales - How do these recent sales compare?



### 11 PETERSEN ST, KORUMBURRA, VIC 3950

Distance from Property: 217m



Area: 631 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$290  
RPD: 90//LP50568

Features:

Sale Price: **\$183,000**  
Sale Date: **09/02/2018**  
Comparison:



### 18 PETERSEN ST, KORUMBURRA, VIC 3950

Distance from Property: 218m



Area: 664 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$377  
RPD: 61//LP50568

Features: LOWSET, FULLY FENCED, SHED/S

Sale Price: **\$250,000**  
Sale Date: **11/10/2017**  
Comparison:



### 3 SPRING ST, KORUMBURRA, VIC 3950

Distance from Property: 648m



Area: 711 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$345  
RPD: 4//LP22879

Features:

Sale Price: **\$245,000**  
Sale Date: **28/11/2017**  
Comparison:



### 7 PARRY ST, KORUMBURRA, VIC 3950

Distance from Property: 1km



Area: 566 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$486  
RPD: 3//LP84879

Features:

Sale Price: **\$275,000**  
Sale Date: **19/10/2017**  
Comparison:



### 1 MCKENZIE CRT, KORUMBURRA, VIC 3950

Distance from Property: 1.1km



Area: 582 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$325  
RPD: 10//LP42634

Features:

Sale Price: **\$189,000**  
Sale Date: **24/08/2017**  
Comparison:



### 5 STATION ST, KORUMBURRA, VIC 3950

Distance from Property: 1.4km



Area: 514 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$618  
RPD: 17/6/PP5434

Features:

Sale Price: **\$317,500**  
Sale Date: **09/02/2018**  
Comparison:



This report has been compiled on 19/02/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. To the extent that this report has been developed using information owned by the State of Victoria, the State of Victoria owns the copyright in the Property Sales Data which constitutes the basis of this report and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This PriceFinder Estimate Report has been generated by use of proprietary computer software. No liability (in contract, tort or otherwise) will be accepted for any loss or damage incurred as a result of reliance upon any material, information or advice provided in this publication or incorporated into it.