

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**2/31 BATES AVENUE, KORUMBURRA, VIC**  3  1  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$239,000**

Provided by: Dean Goad , Alex Scott Korumburra

MEDIAN SALE PRICE

**KORUMBURRA, VIC, 3950**

Suburb Median Sale Price (Unit)

\$221,000

01 July 2016 to 30 June 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.

**11 LOWER GORDON ST, KORUMBURRA, VIC**  3  1  2

Sale Price

***\$224,000**

Sale Date: 01/02/2017

Distance from Property: 888m

**5/11 LOWER GORDON ST, KORUMBURRA, VIC**  3  1  2

Sale Price

\$224,000

Sale Date: 01/12/2016

Distance from Property: 939m

**4/2 LITTLE PRINCES ST, KORUMBURRA, VIC**  3  1  2

Sale Price

\$240,000

Sale Date: 04/09/2015

Distance from Property: 831m

This report has been compiled on 12/07/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the 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.

**6 SOUTH RAILWAY CRES, KORUMBURRA, VIC**

2 1 1

Sale Price

\$250,000

Sale Date: 17/06/2016

Distance from Property: 757m

**2/60 VALLEY VIEW PDE, KORUMBURRA, VIC**

2 1 -

Sale Price

\$237,000

Sale Date: 26/11/2015

Distance from Property: 1.6km



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

2/31 BATES AVENUE, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$239,000

Median sale price

Median price

\$221,000

House

Unit

X

Suburb

KORUMBURRA

Period

01 July 2016 to 30 June 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
11 LOWER GORDON ST, KORUMBURRA, VIC 3950	*\$224,000	01/02/2017
5/11 LOWER GORDON ST, KORUMBURRA, VIC 3950	\$224,000	01/12/2016
4/2 LITTLE PRINCES ST, KORUMBURRA, VIC 3950	\$240,000	04/09/2015
6 SOUTH RAILWAY CRES, KORUMBURRA, VIC 3950	\$250,000	17/06/2016

2/60 VALLEY VIEW PDE, KORUMBURRA, VIC 3950	\$237,000	26/11/2015
--	-----------	------------