

STATEMENT OF INFORMATION

3 SPRING STREET, KORUMBURRA, VIC 3950

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 SPRING STREET, KORUMBURRA, VIC

3 bedrooms, 1 bathroom, 1 car space

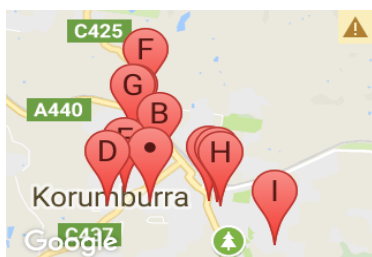
Indicative Selling Price

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

Price Range: **\$230,000 to \$251,000**

Provided by: Scott McKenzie, Alex Scott Korumburra

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$307,000

01 October 2016 to 30 September 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.



2 LEONGATHA RD, KORUMBURRA, VIC

3 bedrooms, 1 bathroom, 2 car spaces

Sale Price

\$230,000

Sale Date: 11/07/2017

Distance from Property: 765m



32 QUEEN ST, KORUMBURRA, VIC 3950

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$249,000

Sale Date: 05/06/2017

Distance from Property: 516m



2 MCKENZIE CRT, KORUMBURRA, VIC

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$230,000

Sale Date: 30/03/2017

Distance from Property: 926m



This report has been compiled on 09/11/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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**15 HAWKINS ST, KORUMBURRA, VIC 3950**

3 1 2

Sale Price

\$255,000

Sale Date: 21/12/2016

Distance from Property: 548m

**7 BENA RD, KORUMBURRA, VIC 3950**

3 1 2

Sale Price

\$225,000

Sale Date: 03/12/2016

Distance from Property: 349m

**23 WARRAGUL RD, KORUMBURRA, VIC**

3 1 1

Sale Price

\$220,000

Sale Date: 19/10/2016

Distance from Property: 1.4km

**4 MCKENZIE CRT, KORUMBURRA, VIC**

3 1 1

Sale Price

\$220,000

Sale Date: 23/09/2016

Distance from Property: 928m

**52 MINE RD, KORUMBURRA, VIC 3950**

3 1 1

Sale Price

\$255,000

Sale Date: 29/02/2016

Distance from Property: 918m





129 MINE RD, KORUMBURRA, VIC 3950

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

Sale Price

\$230,000

Sale Date: 28/01/2016

Distance from Property: 1.7km



50 MINE RD, KORUMBURRA, VIC 3950

 **2**  **1**  **1**

Sale Price

\$210,000

Sale Date: 28/06/2017

Distance from Property: 868m



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

3 SPRING STREET, KORUMBURRA, VIC 3950

Indicative selling price

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

Price Range:

\$230,000 to \$251,000

Median sale price

Median price

\$307,000

House

X

Unit


Suburb

KORUMBURRA

Period

01 October 2016 to 30 September 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
2 LEONGATHA RD, KORUMBURRA, VIC 3950	\$230,000	11/07/2017
32 QUEEN ST, KORUMBURRA, VIC 3950	\$249,000	05/06/2017
2 MCKENZIE CRT, KORUMBURRA, VIC 3950	\$230,000	30/03/2017
15 HAWKINS ST, KORUMBURRA, VIC 3950	\$255,000	21/12/2016

7 BENA RD, KORUMBURRA, VIC 3950	\$225,000	03/12/2016
23 WARRAGUL RD, KORUMBURRA, VIC 3950	\$220,000	19/10/2016
4 MCKENZIE CRT, KORUMBURRA, VIC 3950	\$220,000	23/09/2016
52 MINE RD, KORUMBURRA, VIC 3950	\$255,000	29/02/2016
129 MINE RD, KORUMBURRA, VIC 3950	\$230,000	28/01/2016
50 MINE RD, KORUMBURRA, VIC 3950	\$210,000	28/06/2017