

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 SWANSON STREET, KORUMBURRA,

3 1 4

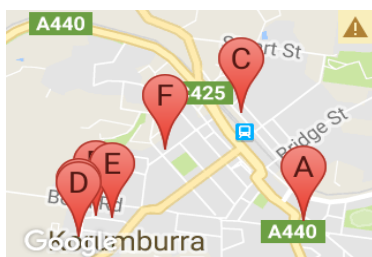
Indicative Selling Price

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

Single Price: \$260,000

Provided by: Dean Goad, Alex Scott Korumburra

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$315,000

01 April 2017 to 31 March 2018

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.



44 MINE RD, KORUMBURRA, VIC 3950

3 1 3

Sale Price

***\$275,000**

Sale Date: 18/05/2018

Distance from Property: 1.5km



26 PETERSEN ST, KORUMBURRA, VIC 3950

3 1 4

Sale Price

***\$255,000**

Sale Date: 16/03/2018

Distance from Property: 170m



24 STATION ST, KORUMBURRA, VIC 3950

3 1 2

Sale Price

\$250,000

Sale Date: 07/03/2018

Distance from Property: 1.4km



This report has been compiled on 30/05/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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20 SWANSON ST, KORUMBURRA, VIC 3950

3 1 3

Sale Price

***\$250,000**

Sale Date: 28/02/2018

Distance from Property: 16m



12 PETERSEN ST, KORUMBURRA, VIC 3950

3 1 4

Sale Price

\$245,000

Sale Date: 14/02/2018

Distance from Property: 242m



30 KING ST, KORUMBURRA, VIC 3950

4 1 1

Sale Price

****\$240,000**

Sale Date: 11/05/2018

Distance from Property: 819m



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

18 SWANSON STREET, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$260,000

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

KORUMBURRA

Period

01 April 2017 to 31 March 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
44 MINE RD, KORUMBURRA, VIC 3950	*\$275,000	18/05/2018
26 PETERSEN ST, KORUMBURRA, VIC 3950	*\$255,000	16/03/2018
24 STATION ST, KORUMBURRA, VIC 3950	\$250,000	07/03/2018
20 SWANSON ST, KORUMBURRA, VIC 3950	*\$250,000	28/02/2018

12 PETERSEN ST, KORUMBURRA, VIC 3950	\$245,000	14/02/2018
30 KING ST, KORUMBURRA, VIC 3950	**\$240,000	11/05/2018