

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 46 Shellcot Road, Korumburra, VIC 3950

### Indicative selling price

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

Single Price \$599,000

### Median sale price

Median price \$575,000 Property Type House Suburb Korumburra (3950)

Period - From 01/07/2021 to 30/06/2022 Source pricefinder

### Comparable property sales

A These are two 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
5 OLDEN COURT, KORUMBURRA VIC 3950	\$550,000	18/02/2022
118 MINE ROAD, KORUMBURRA VIC 3950	\$620,000	20/01/2022

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21/07/2022