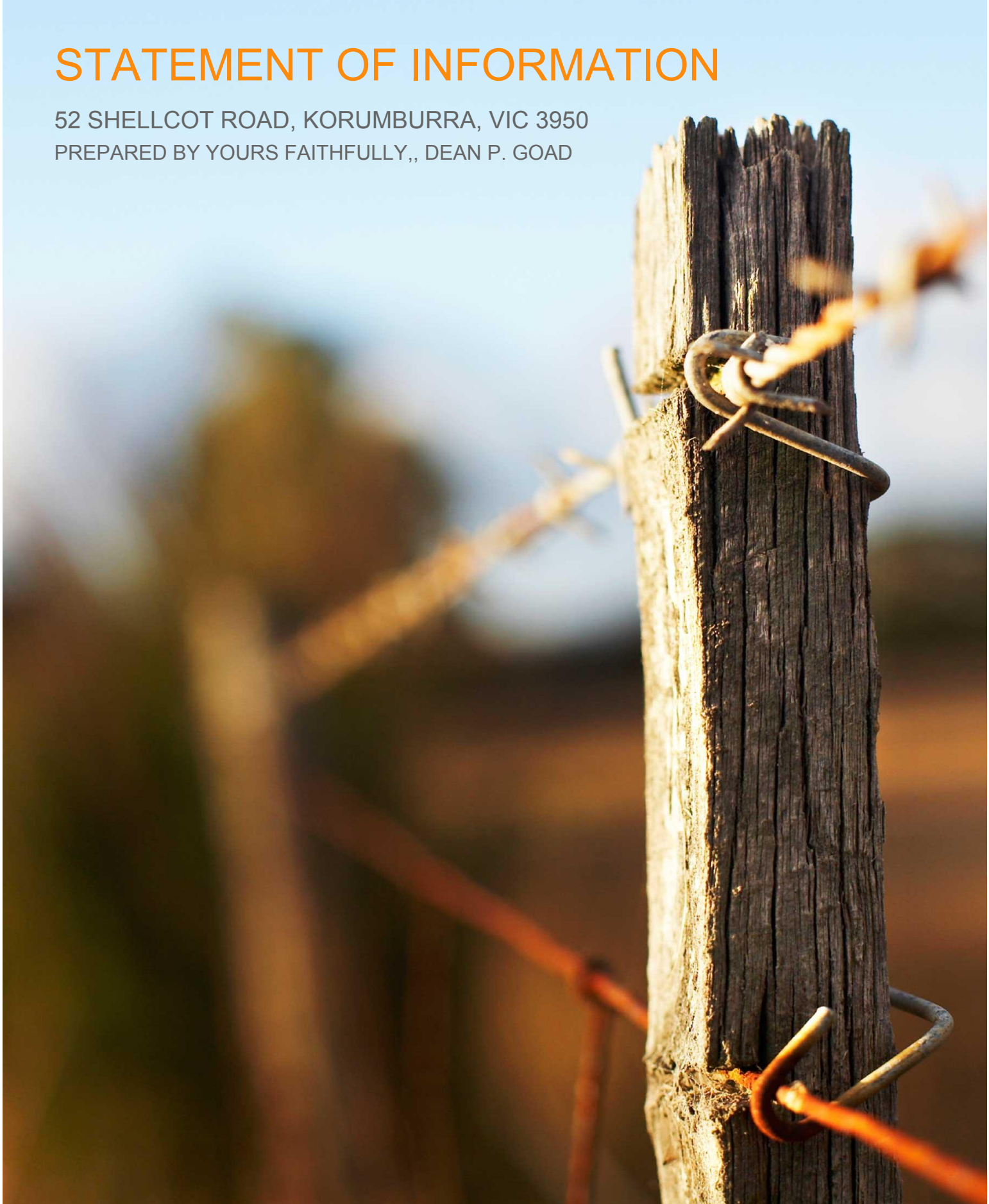


STATEMENT OF INFORMATION

52 SHELLCOT ROAD, KORUMBURRA, VIC 3950

PREPARED BY YOURS FAITHFULLY,, DEAN P. GOAD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**52 SHELLCOT ROAD, KORUMBURRA, VIC** - -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$159,000**

Provided by: Dean Goad , Alex Scott Korumburra

MEDIAN SALE PRICE

**KORUMBURRA, VIC, 3950**

Suburb Median Sale Price (Vacant Land)

\$140,000

01 April 2016 to 31 March 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.

**21 HIDDEN HAVEN GR, KORUMBURRA, VIC** - -

Sale Price

\$155,000

Sale Date: 10/12/2016

Distance from Property: 476m

**50 SHELLCOT RD, KORUMBURRA, VIC 3950** 4 2 2

Sale Price

***\$107,000**

Sale Date: 15/03/2017

Distance from Property: 44m

**5 CARLA CRES, KORUMBURRA, VIC 3950** - -

Sale Price

***\$151,500**

Sale Date: 06/04/2017

Distance from Property: 207m

**This report has been compiled on 14/06/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au**

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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

52 SHELLCOT ROAD, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price:

\$159,000

Median sale price

Median price

\$140,000

House

Unit

Suburb

KORUMBURRA

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

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
21 HIDDEN HAVEN GR, KORUMBURRA, VIC 3950	\$155,000	10/12/2016
50 SHELLCOT RD, KORUMBURRA, VIC 3950	*\$107,000	15/03/2017
5 CARLA CRES, KORUMBURRA, VIC 3950	*\$151,500	06/04/2017