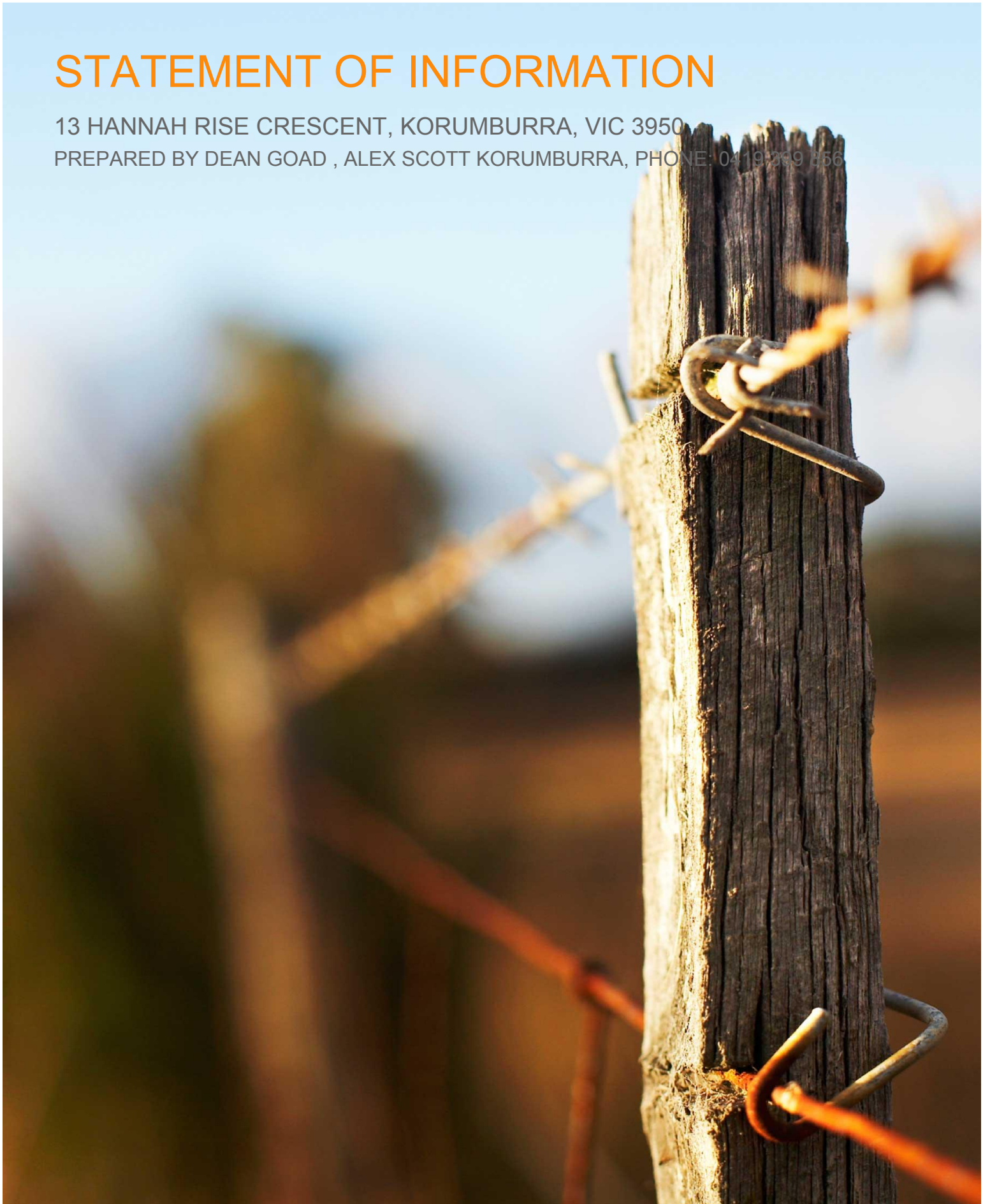


STATEMENT OF INFORMATION

13 HANNAH RISE CRESCENT, KORUMBURRA, VIC 3950

PREPARED BY DEAN GOAD , ALEX SCOTT KORUMBURRA, PHONE: 0419 369 856



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

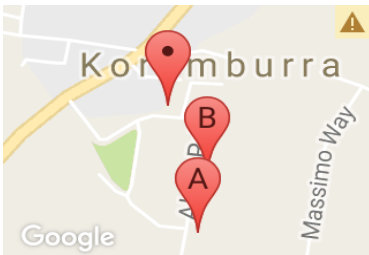
**13 HANNAH RISE CRESCENT,**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$105,000**

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

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.

**21 ABBY RD, KORUMBURRA, VIC 3950**

Sale Price

\$116,000

Sale Date: 20/05/2016

Distance from Property: 230m

**9 ABBY RD, KORUMBURRA, VIC 3950**

Sale Price

\$80,000

Sale Date: 18/11/2016

Distance from Property: 134m



This report has been compiled on 19/06/2017 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

13 HANNAH RISE CRESCENT, KORUMBURRA, VIC 3950

Indicative selling price

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

Single Price: \$105,000

Median sale price

Median price

\$140,000

House

Unit

Suburb

KORUMBURRA

Period

01 April 2016 to 31 March 2017

Source

pricfinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
21 ABBY RD, KORUMBURRA, VIC 3950	\$116,000	20/05/2016
9 ABBY RD, KORUMBURRA, VIC 3950	\$80,000	18/11/2016