

STATEMENT OF INFORMATION

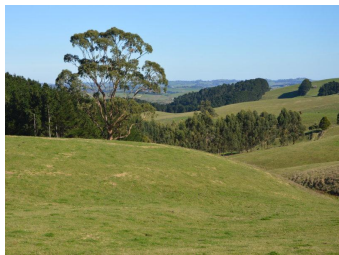
4 WARRAGUL ROAD, KORUMBURRA, VIC 3950

PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

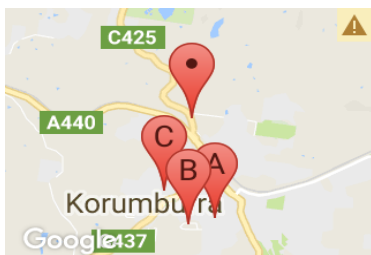
**4 WARRAGUL ROAD, KORUMBURRA, VIC**  4  1  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Price Range: \$310,000 to \$343,000**

Provided by: Scott McKenzie, Alex Scott Korumburra

MEDIAN SALE PRICE



KORUMBURRA, VIC, 3950

Suburb Median Sale Price (House)

\$340,000

01 October 2017 to 31 March 2018

Provided by: 

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.

**13 MAIR CRES, KORUMBURRA, VIC 3950**  4  2  1

Sale Price

***\$315,000**

Sale Date: 22/02/2018

Distance from Property: 1.5km

**13 GEORGINA PDE, KORUMBURRA, VIC 3950**  3  2  2

Sale Price

\$350,000

Sale Date: 08/08/2017

Distance from Property: 1.5km

**9 GEORGE ST, KORUMBURRA, VIC 3950**  3  1  2

Sale Price

***\$315,000**

Sale Date: 22/02/2018

Distance from Property: 1.1km

**This report has been compiled on 13/04/2018 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2018 - 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

4 WARRAGUL ROAD, KORUMBURRA, VIC 3950

Indicative selling price

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

Price Range: \$310,000 to \$343,000

Median sale price

Median price \$340,000

House

Unit

Suburb KORUMBURRA

Period 01 October 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
13 MAIR CRES, KORUMBURRA, VIC 3950	*\$315,000	22/02/2018
13 GEORGINA PDE, KORUMBURRA, VIC 3950	\$350,000	08/08/2017
9 GEORGE ST, KORUMBURRA, VIC 3950	*\$315,000	22/02/2018