

STATEMENT OF INFORMATION

"CUBUNGEE HOMESTEADS" 808 RIVER AVENUE, KOORLONG, VIC 3501
PREPARED BY MILDURA & DISTRICT REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"CUBUNGEE HOMESTEADS" 808 RIVER 🕮 4 🕒 1 😂 4







Indicative Selling Price

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

Price Range:

\$275,000 to \$302,500

MEDIAN SALE PRICE



KOORLONG, VIC, 3501

Suburb Median Sale Price (House)

\$426,750

01 January 2017 to 31 December 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.



34 MONTELEONE LANE, MERBEIN SOUTH, VIC 🕮 3 🕒 1 🚓 2







Sale Price

\$260,000

Sale Date: 02/10/2017

Distance from Property: 3.6km





132 SIXTH ST, MERBEIN, VIC 3505







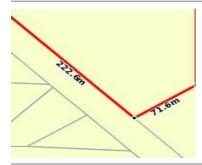
Sale Price

\$235,000

Sale Date: 22/02/2017

Distance from Property: 4.4km





484 MCEDWARD ST, BIRDWOODTON, VIC







Sale Price

\$465.000

Sale Date: 21/01/2016

Distance from Property: 4.3km



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 "CUBUNGEE HOMESTEADS" 808 RIVER AVENUE, KOORLONG, VIC 3501

Indicative selling price

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

Price Range: \$275,000 to \$302,500

Median sale price

Median price	\$426,750	House	Χ	Unit	Suburb	KOORLONG	
Period	01 January 2017 to 31 December 2017			Source	p	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
34 MONTELEONE LANE, MERBEIN SOUTH, VIC 3505	\$260,000	02/10/2017
132 SIXTH ST, MERBEIN, VIC 3505	\$235,000	22/02/2017
484 MCEDWARD ST, BIRDWOODTON, VIC 3505	\$465,000	21/01/2016