



## **STATEMENT OF INFORMATION**

1/31 JUMBUNNA ROAD, KORUMBURRA, VIC 3950

PREPARED BY DEAN GOAD , ALEX SCOTT KORUMBURRA, PHONE: 0419 399 856

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

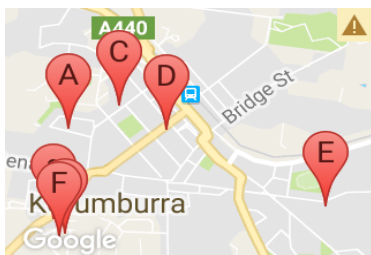
**1/31 JUMBUNNA ROAD, KORUMBURRA,**

🛏 3 🍷 2 🚗 2

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$285,000**

Provided by: Dean Goad , Alex Scott Korumburra

## MEDIAN SALE PRICE

**KORUMBURRA, VIC, 3950**

Suburb Median Sale Price (House)

**\$285,000**

01 July 2016 to 30 June 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.

**31 VALLEY VIEW PDE, KORUMBURRA, VIC**

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Sale Price

**\*\$309,500**

Sale Date: 02/05/2017

Distance from Property: 645m

**12 HANNAH RISE CRES, KORUMBURRA, VIC**

🛏 3 🍷 2 🚗 2

Sale Price

**\$325,000**

Sale Date: 27/03/2017

Distance from Property: 125m

**22 KING ST, KORUMBURRA, VIC 3950**

🛏 3 🍷 1 🚗 2

Sale Price

**\$280,000**

Sale Date: 28/02/2017

Distance from Property: 907m

**This report has been compiled on 04/07/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)**

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**19 RADOVICK ST, KORUMBURRA, VIC 3950**

3 2 1

Sale Price

**\$282,000**

Sale Date: 16/02/2017

Distance from Property: 968m

**25 BOUNDARY RD, KORUMBURRA, VIC 3950**

3 1 4

Sale Price

**\$310,000**

Sale Date: 10/02/2017

Distance from Property: 1.8km

**5 LAUREN WAY, KORUMBURRA, VIC 3950**

4 2 4

Sale Price

**\$285,000**

Sale Date: 16/04/2017

Distance from Property: 137m



## 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

1/31 JUMBUNNA 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:

\$285,000

### Median sale price

Median price

\$285,000

House

Unit

Suburb

KORUMBURRA

Period

01 July 2016 to 30 June 2017

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
31 VALLEY VIEW PDE, KORUMBURRA, VIC 3950	*\$309,500	02/05/2017
12 HANNAH RISE CRES, KORUMBURRA, VIC 3950	\$325,000	27/03/2017
22 KING ST, KORUMBURRA, VIC 3950	\$280,000	28/02/2017
19 RADOVICK ST, KORUMBURRA, VIC 3950	\$282,000	16/02/2017

25 BOUNDARY RD, KORUMBURRA, VIC 3950	\$310,000	10/02/2017
5 LAUREN WAY, KORUMBURRA, VIC 3950	\$285,000	16/04/2017