

STATEMENT OF INFORMATION

10/11 LOWER GORDON STREET, KORUMBURRA, VIC 3950
PREPARED BY SCOTT MCKENZIE, ALEX SCOTT KORUMBURRA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

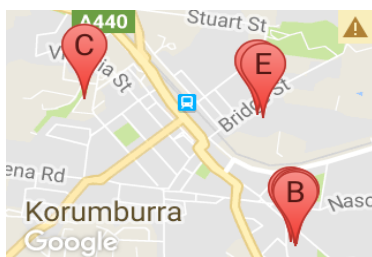
**10/11 LOWER GORDON STREET,**

3 1 2

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$213,000 to \$235,000**

Provided by: Scott McKenzie, Alex Scott Korumburra

MEDIAN SALE PRICE

**KORUMBURRA, VIC, 3950**

Suburb Median Sale Price (Unit)

\$232,500

01 April 2017 to 30 September 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.

**4/31 BATES AVE, KORUMBURRA, VIC 3950**

2 1 2

Sale Price

\$217,000

Sale Date: 19/01/2017

Distance from Property: 941m

**2/31 BATES AVE, KORUMBURRA, VIC 3950**

3 1 2

Sale Price

\$230,000

Sale Date: 14/07/2017

Distance from Property: 971m

**8/10 WOODFORD PL, KORUMBURRA, VIC**

3 1 1

Sale Price

\$235,000

Sale Date: 03/07/2017

Distance from Property: 1.1km

**This report has been compiled on 07/12/2017 by Alex Scott Korumburra. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au**

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**4 COAL CREEK RD, KORUMBURRA, VIC 3950**

3 1 2

Sale Price

\$220,000

Sale Date: 01/07/2017

Distance from Property: 931m

**5/11 LOWER GORDON ST, KORUMBURRA, VIC**

3 1 2

Sale Price

\$224,000

Sale Date: 01/12/2016

Distance from Property: 42m

**3/31 BATES AVE, KORUMBURRA, VIC 3950**

3 1 2

Sale Price

\$218,000

Sale Date: 13/07/2016

Distance from Property: 958m



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

10/11 LOWER GORDON STREET, KORUMBURRA, VIC 3950

Indicative selling price

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

Price Range: \$213,000 to \$235,000

Median sale price

Median price \$232,500

House

Unit

Suburb

KORUMBURRA

Period 01 April 2017 to 30 September 2017

Source

 pricfinder

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
4/31 BATES AVE, KORUMBURRA, VIC 3950	\$217,000	19/01/2017
2/31 BATES AVE, KORUMBURRA, VIC 3950	\$230,000	14/07/2017
8/10 WOODFORD PL, KORUMBURRA, VIC 3950	\$235,000	03/07/2017
4 COAL CREEK RD, KORUMBURRA, VIC 3950	\$220,000	01/07/2017

5/11 LOWER GORDON ST, KORUMBURRA, VIC 3950	\$224,000	01/12/2016
3/31 BATES AVE, KORUMBURRA, VIC 3950	\$218,000	13/07/2016