

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Prudence Close Korumburra VIC 3950

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$680,000

&

\$699,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,000

Property type

House

Suburb

Korumburra

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

11 Isabella Boulevard Korumburra VIC 3950	\$650,000	24-Feb-21
46 Shellcot Road Korumburra VIC 3950	\$470,000	02-Mar-21
3 Woodford Place Korumburra VIC 3950	\$497,500	24-May-21

OR

B* ~~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.~~

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**11 Isabella Boulevard Korumburra
VIC 3950**

4 2 2

Sold Price

^{RS} **\$650,000**

Sold Date

24-Feb-21

Distance

0.54km



**46 Shellcot Road Korumburra VIC
3950**

4 2 2

Sold Price

\$470,000

Sold Date

02-Mar-21

Distance

0.62km



**3 Woodford Place Korumburra VIC
3950**

4 2 2

Sold Price

\$497,500

Sold Date

24-May-21

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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