

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

12 George Street, Korumburra, VIC 3950

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$380,000

&

\$420,000

### Median sale price

Median price

\$576,000

Property Type

House

Suburb

Korumburra (3950)

Period - From

01/01/2023

to

31/12/2023

Source

pricefinder

### Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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

7 SWANSON STREET, KORUMBURRA VIC 3950

\$407,500

17/11/2023

14 RUDDS ROAD, KORUMBURRA VIC 3950

\$417,000

20/10/2023

5 HAWKINS STREET, KORUMBURRA, VIC 3950

\$397,000

18/12/2023

This Statement of Information was prepared on: 05/02/2024