

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 23 Warragul Road, Korumburra, VIC 3950

Indicative selling price

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

Single Price \$499,000

Median sale price

Median price \$565,000 Property Type House Suburb Korumburra (3950)

Period - From 01/07/2022 to 30/06/2023 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
37 KING STREET, KORUMBURRA VIC 3950	\$502,500	07/06/2023
7 PARRY STREET, KORUMBURRA VIC 3950	\$475,000	16/05/2023
18 SHELLCOT ROAD, KORUMBURRA VIC 3950	\$505,000	22/11/2022

This Statement of Information was prepared on: 07/08/2023