



# STATEMENT OF INFORMATION

"CUBUNGEE HOMESTEADS" 808 RIVER AVENUE, KOORLONG, VIC 3501

PREPARED BY MILDURA & DISTRICT REAL ESTATE

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## "CUBUNGEE HOMESTEADS" 808 RIVER

4 1 4

### Indicative Selling Price

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

Price Range: **\$275,000 to \$302,500**

## MEDIAN SALE PRICE



## KOORLONG, VIC, 3501

Suburb Median Sale Price (House)

**\$426,750**

01 January 2017 to 31 December 2017

Provided by:

## 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.



## 34 MONTELEONE LANE, MERBEIN SOUTH, VIC

3 1 2

Sale Price

**\$260,000**

Sale Date: 02/10/2017

Distance from Property: 3.6km



## 132 SIXTH ST, MERBEIN, VIC 3505

3 1 1

Sale Price

**\$235,000**

Sale Date: 22/02/2017

Distance from Property: 4.4km



## 484 MCEDWARD ST, BIRDWOODTON, VIC

3 1 1

Sale Price

**\$465,000**

Sale Date: 21/01/2016

Distance from Property: 4.3km



This report has been compiled on 22/01/2018 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

"CUBUNGEE HOMESTEADS" 808 RIVER AVENUE, KOORLONG, VIC 3501

### Indicative selling price

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Price Range: \$275,000 to \$302,500

### Median sale price

Median price

\$426,750

House

Unit

Suburb

KOORLONG

Period

01 January 2017 to 31 December 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
34 MONTELEONE LANE, MERBEIN SOUTH, VIC 3505	\$260,000	02/10/2017
132 SIXTH ST, MERBEIN, VIC 3505	\$235,000	22/02/2017
484 MCEDWARD ST, BIRDWOODTON, VIC 3505	\$465,000	21/01/2016