

# 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 25 Romano Way, 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

\$690,000

&

\$750,000

### Median sale price

Median price

\$590,000

Property Type

House

Suburb

Korumburra (3950)

Period - From

01/07/2023

to

30/06/2024

Source

Pricefinder

### Comparable property sales

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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

5 MOUNTAIN ASH DRIVE, KORUMBURRA VIC 3950

\$707,500

11/06/2024

103 ISABELLA BOULEVARD, KORUMBURRA VIC 3950

\$745,000

26/04/2024

22 ISABELLA BOULEVARD, KORUMBURRA VIC 3950

\$665,000

10/04/2024

This Statement of Information was prepared on: 02/09/2024