



## 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 or  
locality and postcode

99 William Street, Mooroopna Vic 3629

#### Indicative selling price

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

Single price \$287,000

#### Median sale price

Median price \$230,000 House X Unit Suburb or locality Mooroopna

Period - From 01/04/2018 to 31/03/2019 Source REIV

#### 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 eighteen 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 13 Dennison St MOORoopNA 3629  | \$282,500 | 26/03/2019   |
| 2 | 30 Helmer St MOORoopNA 3629    | \$265,000 | 17/01/2019   |
| 3 | 44 Daisy St MOORoopNA 3629     | \$245,000 | 15/02/2019   |

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 eighteen months.

 3  - 

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 600 sqm approx

Agent Comments

**Indicative Selling Price**  
\$287,000

**Median House Price**  
Year ending March 2019: \$230,000

## Comparable Properties



**13 Dennison St MOOROOPNA 3629 (REI)**

Agent Comments

 3  2  2

**Price:** \$282,500

**Method:** Private Sale

**Date:** 26/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 839 sqm approx



**30 Helmer St MOOROOPNA 3629 (VG)**

Agent Comments

 3  -  -

**Price:** \$265,000

**Method:** Sale

**Date:** 17/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 555 sqm approx



**44 Daisy St MOOROOPNA 3629 (VG)**

Agent Comments

 3  -  -

**Price:** \$245,000

**Method:** Sale

**Date:** 15/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 620 sqm approx