

# 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 or  
locality and postcode

39 Knight Street, Mooroopna 3629

### Indicative selling price

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

Single price \$ 268,000

or range between \$\*

&

\$

### Median sale price

Median price \$ 230,000

\*House

X

\*Unit

Suburb  
or locality

Mooroopna

Period - From 1/02/2019

to 1/03/2019

Source Realestate.com.au

### 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
1 30 Helmer Street, Mooroopna	\$ 265,000	25 Feb 2019
2 15 Kalimna Drive, Mooroopna	\$ 265,000	10 Sep 2018
3 20 Howe Street, Mooroopna	\$ 265,000	01 Jun 2018