

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

4 MCFARLANE ROAD MOORoopNA VIC 3629

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Mooroopna

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 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

27 BAKER CRESCENT MOORoopNA VIC 3629	\$225,000	15-Aug-23
72 OBRIEN STREET MOORoopNA VIC 3629	\$235,000	05-Apr-23
82 CARR CRESCENT MOORoopNA VIC 3629	\$220,000	12-Sep-23

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 18 months.

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**27 BAKER CRESCENT
MOOROOPNA VIC 3629**

3 1 -

Sold Price **\$225,000** Sold Date **15-Aug-23**

Distance **0.24km**



**72 OBRIEN STREET MOOROOPNA
VIC 3629**

4 2 -

Sold Price **\$235,000** Sold Date **05-Apr-23**

Distance **0.39km**



**82 CARR CRESCENT MOOROOPNA
VIC 3629**

3 1 -

Sold Price **\$220,000** Sold Date **12-Sep-23**

Distance **0.45km**



**92 CARR CRESCENT MOOROOPNA
VIC 3629**

3 1 1

Sold Price **\$200,000** Sold Date **16-Oct-23**

Distance **0.51km**



**54 ELIZABETH STREET
MOOROOPNA VIC 3629**

3 1 2

Sold Price **\$240,000** Sold Date **06-Oct-22**

Distance **0.61km**



**33 ECHUCA ROAD MOOROOPNA
VIC 3629**

3 2 5

Sold Price **\$250,000** Sold Date **05-Sep-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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