

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

8 Bennett Court, Mooroopna Vic 3629

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$147,500

Median sale price

Median price \$214,500 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/07/2016 to 30/06/2017 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 51 Elizabeth St MOOROOPNA 3629	\$148,000	07/04/2017
2 4 Mackellar Cr MOOROOPNA 3629	\$140,002	30/08/2016
3 26 Gange St MOOROOPNA 3629	\$140,000	06/04/2017

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 bedrooms - 1 bathroom - 1 car

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 640 sqm approx

Agent Comments

Indicative Selling Price

\$147,500

Median House Price

Year ending June 2017: \$214,500

Comparable Properties



51 Elizabeth St MOOROOPNA 3629 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$148,000

Method: Sale

Date: 07/04/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 600 sqm approx



4 Mackellar Cr MOOROOPNA 3629 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$140,002

Method: Sale

Date: 30/08/2016

Rooms: -

Property Type: House (Res)

Land Size: 720 sqm approx



26 Gange St MOOROOPNA 3629 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$140,000

Method: Sale

Date: 06/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 580 sqm approx