



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 25 McFarlanes Rd, Mooroopna Vic 3629

Indicative selling price

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

Range between \$230,000 & \$240,000

Median sale price

Median price \$210,000 House X Unit Suburb Mooroopna

Period - From 01/10/2016 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	26 Rodney Park Av MOOROOPNA 3629	\$256,000	14/08/2017
2	29 Archer St MOOROOPNA 3629	\$225,000	12/12/2017
3	8 Rosalind St MOOROOPNA 3629	\$219,000	12/12/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3 1 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$230,000 - \$240,000

Median House Price

Year ending September 2017: \$210,000

Comparable Properties

26 Rodney Park Av MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$256,000

Method: Sale

Date: 14/08/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 770 sqm approx



29 Archer St MOOROOPNA 3629 (REI)

Agent Comments

3 2 2

Price: \$225,000

Method: Private Sale

Date: 12/12/2017

Rooms: -

Property Type: House



8 Rosalind St MOOROOPNA 3629 (REI)

Agent Comments

3 1 8

Price: \$219,000

Method: Private Sale

Date: 12/12/2017

Rooms: -

Property Type: House