



## 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

25 Toolamba Road, Mooroopna Vic 3629

#### Indicative selling price

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

Range between \$218,000 & \$228,000

#### Median sale price

Median price \$210,000 House X Unit Suburb or locality 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 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	64 Carr Cr MOOROOPNA 3629	\$235,000	28/10/2016
2	19 Knull St SHEPPARTON 3630	\$217,500	27/09/2017
3	25 Morrell St MOOROOPNA 3629	\$210,000	06/02/2017

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  1  2

**Rooms:**

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

**Land Size:** 840 sqm approx

Agent Comments

**Indicative Selling Price**

\$218,000 - \$228,000

**Median House Price**

Year ending September 2017: \$210,000

## Comparable Properties



**64 Carr Cr MOORoopNA 3629 (VG)**

Agent Comments

 3  -  -

**Price:** \$235,000

**Method:** Sale

**Date:** 28/10/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 520 sqm approx



**19 Khull St SHEPPARTON 3630 (VG)**

Agent Comments

 3  -  -

**Price:** \$217,500

**Method:** Sale

**Date:** 27/09/2017

**Rooms:** -

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

**Land Size:** 561 sqm approx



**25 Morrell St MOORoopNA 3629 (VG)**

Agent Comments

 3  -  -

**Price:** \$210,000

**Method:** Sale

**Date:** 06/02/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1100 sqm approx