

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 Unit 1 @ 114 William Street Mooroopna Victoria 3629

Indicative selling price

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

Single price \$310,000

Median sale price

Median price \$270,000

Property type Unit

Suburb Mooroopna

Period - From May 2022

to

June 2023

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
Unit 2 17-21 Charles Street Mooroopna Victoria 3629	\$340,000	16/12/2022
3 Radford Close Mooroopna Victoria 3629	\$337,000	26/10/2022
Unit 3 10-12 Echuca Road Mooroopna Victoria 3629	\$335,000	20/7/2022

This Statement of Information was prepared on: 22/6/2023