



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

9 Shannon Court, Mooroopna Vic 3629

Indicative selling price

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

Single price \$259,500

Median sale price

Median price \$222,500 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/07/2017 to 30/06/2018 Source REIV

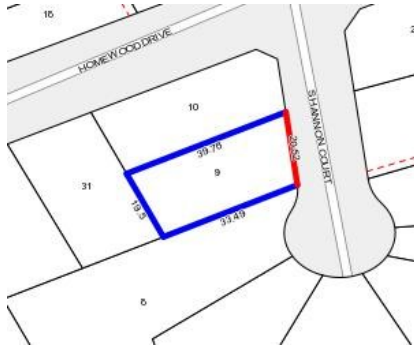
Comparable property sales (*Delete A or B below as applicable)

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	15 Kalimna Dr MOOROOPNA 3629	\$250,000	06/06/2018
2	45 Emma St MOOROOPNA 3629	\$245,000	21/05/2018
3	15 Parsons Ct MOOROOPNA 3629	\$230,000	13/08/2018

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.



Rooms:
Property Type: Land
Land Size: 711 sqm approx
Agent Comments

Indicative Selling Price
\$259,500

Median House Price
Year ending June 2018: \$222,500

Comparable Properties



15 Kalimna Dr MOOROOPNA 3629 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 06/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 950 sqm approx

45 Emma St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$245,000
Method: Sale
Date: 21/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



15 Parsons Ct MOOROOPNA 3629 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 13/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 800 sqm approx