

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

38 High Street, Moolap

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$795,000 & \$850,000

### Median sale price

Median price \$781,000 Property type HOUSE Suburb MOOLAP

Period - From JULY 2019 to JULY 2020 Source RP DATA

### 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 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
1. 15 Cooney Street, Moolap	\$800,000	13 Aug 2019
2. 481 – 489 Bellarine Highway, Moolap	\$795,000	23 Dec 2019
3. 3 Wiggs Road, Moolap	\$797,000	10 Aug 2019

**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 18 months.

This Statement of Information was prepared on: 16<sup>th</sup> July 2020