



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

10a Bellemara Drive, Mooroopna Vic 3629

Indicative selling price

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

Single price \$283,000

Median sale price

Median price \$220,000

House

X

Unit

Suburb or locality

Mooroopna

Period - From 01/04/2017

to

31/03/2018

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	76 Knight St MOORoopNA 3629	\$285,000	16/03/2017
2	2 Freer Ct MOORoopNA 3629	\$272,500	15/01/2018
3	85 Knight St MOORoopNA 3629	\$269,000	19/02/2018

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:
Agent Comments

Indicative Selling Price
\$283,000

Median House Price
Year ending March 2018: \$220,000

Comparable Properties



76 Knight St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$285,000
Method: Sale
Date: 16/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 481 sqm approx



2 Freer Ct MOOROOPNA 3629 (REI/VG)

Agent Comments



Price: \$272,500
Method: Private Sale
Date: 15/01/2018
Rooms: -
Property Type: House
Land Size: 420 sqm approx



85 Knight St MOOROOPNA 3629 (REI/VG)

Agent Comments



Price: \$269,000
Method: Private Sale
Date: 19/02/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 408 sqm approx