

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

87 Carr Crescent, Mooroopna 3629

Indicative selling price

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

Single price

\$

or range between

\$ 220,000

&

\$ 240,000

Median sale price

Median price

\$ 280,000

Property type

House

Suburb

Mooroopna

Period - From

March 11th 2020

to

March 11th 2021

Source

www.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

11 Toolamba Road, Mooroopna	\$240,000	24 March 2021
26 Gange Street, Mooroopna	\$218,000	01 March 2021
16 Hall Street, Mooroopna	\$224,000	15 Dec 2020

This Statement of Information was prepared on: 25/03/2021