



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

18 Goulburn Crossing, Mooroopna Vic 3629

Indicative selling price

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

Single price

\$289,000

Median sale price

Median price

\$222,500

House

X

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 | 8 Hawking Ct MOOROOPNA 3629 | \$285,000 | 09/05/2018 |
| 2 | 8 Stanley St MOOROOPNA 3629 | \$265,000 | 15/02/2018 |
| 3 | 55 Homewood Dr MOOROOPNA 3629 | \$255,000 | 25/01/2018 |

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
\$289,000

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

Comparable Properties



8 Hawking Ct MOOROOPNA 3629 (REI/VG)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 09/05/2018
Rooms: -
Property Type: House
Land Size: 822 sqm approx



8 Stanley St MOOROOPNA 3629 (REI/VG)

Agent Comments



Price: \$265,000
Method: Private Sale
Date: 15/02/2018
Rooms: 5
Property Type: House
Land Size: 663 sqm approx



55 Homewood Dr MOOROOPNA 3629 (REI/VG) Agent Comments



Price: \$255,000
Method: Private Sale
Date: 25/01/2018
Rooms: -
Property Type: House
Land Size: 934 sqm approx