

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

24 Hall Street, Mooroopna Vic 3629

Indicative selling price

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

Single price \$187,500

Median sale price

Median price \$210,000 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/10/2016 to 30/09/2017 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	130 William St MOOROOPNA 3629	\$185,000	03/07/2017
2	41 Emma St MOOROOPNA 3629	\$179,000	31/05/2017
3	3 Sun Ct MOOROOPNA 3629	\$177,000	02/05/2017

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.~~



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Rooms:

Property Type: House (Res)

Land Size: 730 sqm approx

Agent Comments

Indicative Selling Price

\$187,500

Median House Price

Year ending September 2017: \$210,000

Comparable Properties



130 William St MOOROOPNA 3629 (VG)

Agent Comments

 3  -  -

Price: \$185,000

Method: Sale

Date: 03/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 640 sqm approx



41 Emma St MOOROOPNA 3629 (REI/VG)

Agent Comments

 3  1  -

Price: \$179,000

Method: Private Sale

Date: 31/05/2017

Rooms: -

Property Type: House

Land Size: 720 sqm approx



3 Sun Ct MOOROOPNA 3629 (VG)

Agent Comments

 3  -  -

Price: \$177,000

Method: Sale

Date: 02/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 670 sqm approx