

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

75 Lenne Street, Mooroopna Vic 3629

Indicative selling price

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

Single price \$310,000

Median sale price

Median price \$230,000 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/01/2018 to 31/12/2018 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	22 Rodney Park Av MOOROOPNA 3629	\$293,000	02/11/2018
2	21 Isaacs St MOOROOPNA 3629	\$292,500	15/11/2018
3	39 Kalimna Dr MOOROOPNA 3629	\$290,000	11/10/2018

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: House (Previously Occupied - Detached)

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price
\$310,000

Median House Price
Year ending December 2018: \$230,000

Comparable Properties

22 Rodney Park Av MOOROOPNA 3629 (VG)

Agent Comments



Price: \$293,000

Method: Sale

Date: 02/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 1300 sqm approx



21 Isaacs St MOOROOPNA 3629 (REI/VG)

Agent Comments



Price: \$292,500

Method: Private Sale

Date: 15/11/2018

Rooms: -

Property Type: House

Land Size: 727 sqm approx



39 Kalimna Dr MOOROOPNA 3629 (REI/VG)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 11/10/2018

Rooms: -

Property Type: House

Land Size: 830 sqm approx