

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale
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Address	75 Lenne Street, Mooroopna Vic 3629
Including suburb or	
locality andpostcode	

#### 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	Hou	se X	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.

Add	dress 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

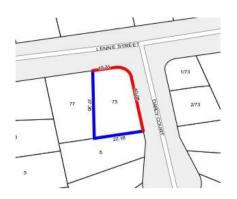
#### OR

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)

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Price: \$293,000 Method: Sale Date: 02/11/2018

Rooms: -

Property Type: House (Res) Land Size: 1300 sqm approx **Agent Comments** 

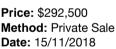












Rooms: -

Property Type: House Land Size: 727 sqm approx **Agent Comments** 



39 Kalimna Dr MOOROOPNA 3629 (REI/VG)





**Agent Comments** 

Price: \$290,000 Method: Private Sale Date: 11/10/2018

Property Type: House Land Size: 830 sqm approx

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