

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

5 Glenn Erin Court, Mooroopna Vic 3629

Indicative selling price

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

Single price

\$389,000

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

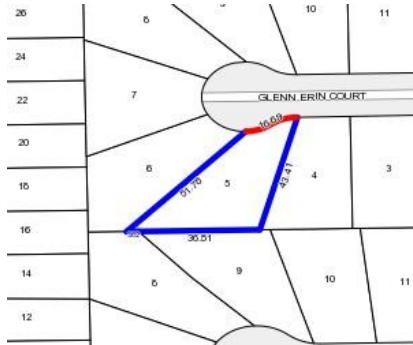
Comparable property sales (*Delete A or B below as applicable)

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	15 Dennison St MOORoopNA 3629	\$390,000	30/04/2018
2	23 Bellemara Dr MOORoopNA 3629	\$385,000	14/03/2018
3	5 Fletcher Av MOORoopNA 3629	\$355,000	04/02/2018

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: 1030 sqm approx

Agent Comments

Indicative Selling Price
\$389,000

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

Comparable Properties



15 Dennison St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$390,000

Method: Sale

Date: 30/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 839 sqm approx

23 Bellemara Dr MOOROOPNA 3629 (VG)

Agent Comments



Price: \$385,000

Method: Sale

Date: 14/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 776 sqm approx



5 Fletcher Av MOOROOPNA 3629 (VG)

Agent Comments



Price: \$355,000

Method: Sale

Date: 04/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 646 sqm approx