



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

292 Echuca Road, Mooroopna Vic 3629

Indicative selling price

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

Single price \$245,000

Median sale price

Median price \$220,000 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/04/2017 to 31/03/2018 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	59 Hall St MOOROOPNA 3629	\$260,000	22/02/2018
2	34 Paisley Cr MOOROOPNA 3629	\$230,000	14/08/2017
3	26 Paisley Cr MOOROOPNA 3629	\$228,000	16/01/2018

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.



3 2 4

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price
\$245,000

Median House Price
Year ending March 2018: \$220,000

Comparable Properties



59 Hall St MOORROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$260,000

Method: Sale

Date: 22/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 620 sqm approx

34 Paisley Cr MOORROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$230,000

Method: Sale

Date: 14/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 770 sqm approx



26 Paisley Cr MOORROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$228,000

Method: Sale

Date: 16/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 730 sqm approx