

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 Heily Avenue, Mooroopna Vic 3629

Indicative selling price

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

Single price \$425,000

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	3 Westview Dr MOOROOPNA 3629	\$410,000	09/08/2017
2	23 John Gray Av MOOROOPNA 3629	\$380,000	14/08/2017
3	55 Pell Cr MOOROOPNA 3629	\$372,500	12/02/2018

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.



4 2 2

Rooms:
Property Type: Land
Agent Comments
Includes Pool and open reserve backdrop

Comparable Properties



3 Westview Dr MOOROOPNA 3629 (REI/VG)

Agent Comments

3 2 2

Price: \$410,000
Method: Sold Before Auction
Date: 09/08/2017
Rooms: 4
Property Type: House (Res)
Land Size: 837 sqm approx



23 John Gray Av MOOROOPNA 3629 (VG)

Agent Comments

4 - -

Price: \$380,000
Method: Sale
Date: 14/08/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 1003 sqm approx



55 Pell Cr MOOROOPNA 3629 (REI/VG)

Agent Comments

4 2 4

Price: \$372,500
Method: Private Sale
Date: 12/02/2018
Rooms: -
Property Type: House
Land Size: 879 sqm approx