

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

4 Richard Court Mooroopna Vic 3629

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$205,000

Median sale price

Median price

\$230,000

House

x

Suburb
or locality

Mooroopna

Period - From

01/06/2017S

to

8/8/2018

Source

Realestate.com

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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	132 Echuca Road Mooroopna 3629	\$195,000	12/12/2017
2	3 Hutchins Crescent Mooroopna 3629	\$190,000	23/01/2018
3	64 O'Brien Street, Mooroopna 3629	\$215,000	14/02/2018