



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

1/5 Agnew Street, Mooroopna Vic 3629

Indicative selling price

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

Single price \$139,500

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	4/23 McKean St MOOROOPNA 3629	\$140,000	11/01/2017
2	4/5 Agnew St MOOROOPNA 3629	\$127,500	28/08/2017
3	7/23 McKean St MOOROOPNA 3629	\$120,000	13/09/2017

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: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$139,500

Median House Price

Year ending March 2018: \$220,000

Comparable Properties



4/23 McKean St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$140,000

Method: Sale

Date: 11/01/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/5 Agnew St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$127,500

Method: Sale

Date: 28/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



7/23 McKean St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$120,000

Method: Sale

Date: 13/09/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)