

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 and
postcode

12 Arrowsmith Crescent Mooropna 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$247,500

Property type

House

Suburb

Mooropna

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 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

67 Kalimna Drive Mooropna VIC 3629	\$355,000	13-Sep-19
2 Montrose Court Mooropna VIC 3629	\$360,000	07-Aug-19
37 Oxbow Avenue Shepparton VIC 3630	\$360,000	13-Nov-19

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 18 months.~~

This Statement of Information was prepared on: 31 January 2020



67 Kalimna Drive Mooroopna VIC 3629

3 2 2

Sold Price

\$355,000

Sold Date

13-Sep-19

Distance

0.15km



2 Montrose Court Mooroopna VIC 3629

3 2 2

Sold Price

\$360,000

Sold Date

07-Aug-19

Distance

1.5km



37 Oxbow Avenue Shepparton VIC 3630

3 2 2

Sold Price

Sold Date

13-Nov-19

Distance

7.57km

RS = Recent sale

UN = Undisclosed Sale

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