

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

8 Rosalind Street, Mooroopna Vic 3629

Indicative selling price

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

Single price \$219,500

Median sale price

Median price \$214,500 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/07/2016 to 30/06/2017 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	8 Graeme St MOOROOPNA 3629	\$216,000	19/08/2016
2	12 Obrien St MOOROOPNA 3629	\$213,000	09/11/2016
3	66 Mckean St MOOROOPNA 3629	\$202,000	27/02/2017

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: House (Previously Occupied - Detached)

Land Size: 900 sqm approx

Agent Comments

Comparable Properties



8 Graeme St MOOROOPNA 3629 (REI)

Agent Comments



Price: \$216,000

Method: Private Sale

Date: 19/08/2016

Rooms: 4

Property Type: House



12 Obrien St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$213,000

Method: Sale

Date: 09/11/2016

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 820 sqm approx



66 Mckean St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$202,000

Method: Sale

Date: 27/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 690 sqm approx