

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 Parsons Court, Mooroopna

Indicative selling price

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

Single price

\$335,000

or range between

\$*

&

\$

Median sale price

Median price

\$372,500

Property type

House

Suburb

Mooroopna, Vic 3629

Period - From

01/07/2021

to

01/07/2022

Source

Realestate.com.au

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

36 Ann St, Mooroopna	\$ 335,000	27 April 2022
45 McFarlane Road, Mooroopna	\$ 335,000	03 March 2022
51 Lenne St, Mooroopna	\$ 336,000	14 Nov 2021

This Statement of Information was prepared on:

01/07/2022