

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

5 Sun Court Mooroopna Victoria 3629

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$352,000

Property type

HOUSE

Suburb

MOOROOPNA

Period - From

5/2/2020

to

26/2/2020

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 6 Bellamara Drive Mooroopna Vic 3629	\$350,000	17/2/2020
2 32 Pell Crescent Mooroopna Vic 3629	\$377,000	15/1/2020
3 8 Arrowsmith Crescent Mooroopna Vic 3629	\$375,000	16/12/2019

This Statement of Information was prepared on:

26/2/2020