

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/10 Ross Street, Mooroopna Vic 3629

Indicative selling price

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

Single price

\$197,500

Median sale price

Median price

\$214,500

House

X

Unit

Suburb

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 two kilometres of the property for sale in the last six 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	1/20 Echuca Rd MOOROOPNA 3629	\$204,000	13/04/2017
2	2/3 Lightfoot St SHEPPARTON 3630	\$200,000	13/06/2017
3	2/187 McLennan St MOOROOPNA 3629	\$198,000	29/05/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$197,500
Median House Price
Year ending June 2017: \$214,500

Comparable Properties

1/20 Echuca Rd MOOROOPNA 3629 (VG)

Agent Comments



Price: \$204,000
Method: Sale
Date: 13/04/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

2/3 Lightfoot St SHEPPARTON 3630 (VG)

Agent Comments



Price: \$200,000
Method: Sale
Date: 13/06/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/187 McLennan St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$198,000
Method: Sale
Date: 29/05/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)