



## 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

10 Daisy Street, Mooroopna Vic 3629

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$224,000

#### Median sale price

Median price \$210,000 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/01/2017 to 31/12/2017 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 | 32 Howe St MOOROOPNA 3629      | \$235,000 | 03/07/2017   |
| 2 | 29 Archer St MOOROOPNA 3629    | \$225,000 | 12/12/2017   |
| 3 | 8 Graeme St MOOROOPNA 3629     | \$216,000 | 19/08/2016   |

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.



3   -  

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 650 sqm approx

**Agent Comments**

**Indicative Selling Price**  
\$224,000

**Median House Price**  
Year ending December 2017: \$210,000

## Comparable Properties



**32 Howe St MOOROOPNA 3629 (VG)**

**Agent Comments**

3   -   -

**Price:** \$235,000

**Method:** Sale

**Date:** 03/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 630 sqm approx



**29 Archer St MOOROOPNA 3629 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$225,000

**Method:** Private Sale

**Date:** 12/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 870 sqm approx



**8 Graeme St MOOROOPNA 3629 (REI)**

**Agent Comments**

3   2   1

**Price:** \$216,000

**Method:** Private Sale

**Date:** 19/08/2016

**Rooms:** 4

**Property Type:** House