

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	37 Windlass Avenue, Mooroopna Vic 3629
Including suburb and	
postcode	

Indicative selling price

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

Single price \$339,000

Median sale price

Median price	\$220,000	Hou	use X	Unit		Suburb	Mooroopna
Period - From	01/04/2017	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	54 Knight St MOOROOPNA 3629	\$340,000	10/01/2018
2	21 Windlass Av MOOROOPNA 3629	\$325,000	30/01/2018
3	29 Craigmuir Dr MOOROOPNA 3629	\$300,000	31/01/2018

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.





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Rooms:

Property Type: Land Agent Comments

Indicative Selling Price \$339,000 **Median House Price** Year ending March 2018: \$220,000

Comparable Properties

54 Knight St MOOROOPNA 3629 (VG)

-3





Agent Comments

Price: \$340,000 Method: Sale Date: 10/01/2018

Rooms: -

Property Type: House (Res) Land Size: 1085 sqm approx

21 Windlass Av MOOROOPNA 3629 (VG)

1 3







Price: \$325,000 Method: Sale Date: 30/01/2018

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 644 sqm approx

Agent Comments

Agent Comments

29 Craigmuir Dr MOOROOPNA 3629 (REI/VG)







Price: \$300,000 Method: Private Sale Date: 31/01/2018

Rooms: -

Property Type: House Land Size: 1166 sqm approx

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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