

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 37 Windlass Avenue, Mooroopna Vic 3629

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 House 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.

	Address 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.



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)

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)

Agent Comments



Price: \$325,000
Method: Sale
Date: 30/01/2018
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 644 sqm approx



29 Craigmuir Dr MOOROOPNA 3629 (REI/VG)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 31/01/2018
Rooms: -
Property Type: House
Land Size: 1166 sqm approx