



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

4 Reid Street, Mooroopna Vic 3629

Indicative selling price

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

Single price \$189,500

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	8 Rosalind St MOOROOPNA 3629	\$219,000	12/12/2017
2	12 Parsons Ct MOOROOPNA 3629	\$197,500	10/01/2018
3	25 Mcfarlane Rd MOOROOPNA 3629	\$188,000	10/02/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 745 sqm approx

Agent Comments

Indicative Selling Price
\$189,500

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

Comparable Properties



8 Rosalind St MOOROOPNA 3629 (REI)

Agent Comments



Price: \$219,000

Method: Private Sale

Date: 12/12/2017

Rooms: -

Property Type: House



12 Parsons Ct MOOROOPNA 3629 (REI/VG)

Agent Comments



Price: \$197,500

Method: Private Sale

Date: 10/01/2018

Rooms: -

Property Type: House

Land Size: 720 sqm approx



25 McFarlane Rd MOOROOPNA 3629 (REI)

Agent Comments



Price: \$188,000

Method: Private Sale

Date: 10/02/2018

Rooms: -

Property Type: House