

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 and
postcode

4 MANFRED PLACE MOORoopNA VIC 3629

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$525,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$381,500

Property type

House

Suburb

Mooroopna

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 18 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

22-24 RODNEY PARK AVENUE MOORoopNA VIC 3629	\$515,000	02-Nov-24
8 HEILY AVENUE MOORoopNA VIC 3629	\$525,000	26-Oct-23
6 BALDING COURT MOORoopNA VIC 3629	\$495,000	15-May-24

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 18 months.

This Statement of Information was prepared on: 16 January 2025



**22-24 RODNEY PARK AVENUE
MOOROOPNA VIC 3629**

 3  2  2

Sold Price ^{RS} **\$515,000** ^{UN} Sold Date **02-Nov-24**

Distance **0.26km**



**8 HEILY AVENUE MOOROOPNA
VIC 3629**

 3  2  2

Sold Price **\$525,000** Sold Date **26-Oct-23**

Distance **0.52km**



**6 BALDING COURT MOOROOPNA
VIC 3629**

 3  2  2

Sold Price **\$495,000** Sold Date **15-May-24**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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