

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

29 Archer Street, Mooroopna Vic 3629

Indicative selling price

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

Range between

\$0

&

\$0

Median sale price

Median price

\$214,500

House

X

Unit

Suburb or locality

Mooroopna

Period - From

01/07/2016

to

30/06/2017

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	15 Wood St MOOROOPNA 3629	\$246,500	27/02/2017
2	10 Larsen St MOOROOPNA 3629	\$240,000	27/04/2017
3	32 Howe St MOOROOPNA 3629	\$235,000	03/07/2017

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.



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Rooms:
Property Type: House (Res)
Land Size: 870 sqm approx
Agent Comments

Indicative Selling Price
\$0 - \$0

Median House Price
Year ending June 2017: \$214,500

Comparable Properties



15 Wood St MOOROOPNA 3629 (VG)

Agent Comments

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Price: \$246,500
Method: Sale
Date: 27/02/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 730 sqm approx



10 Larsen St MOOROOPNA 3629 (VG)

Agent Comments

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Price: \$240,000
Method: Sale
Date: 27/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 590 sqm approx



32 Howe St MOOROOPNA 3629 (VG)

Agent Comments

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Price: \$235,000
Method: Sale
Date: 03/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 630 sqm approx