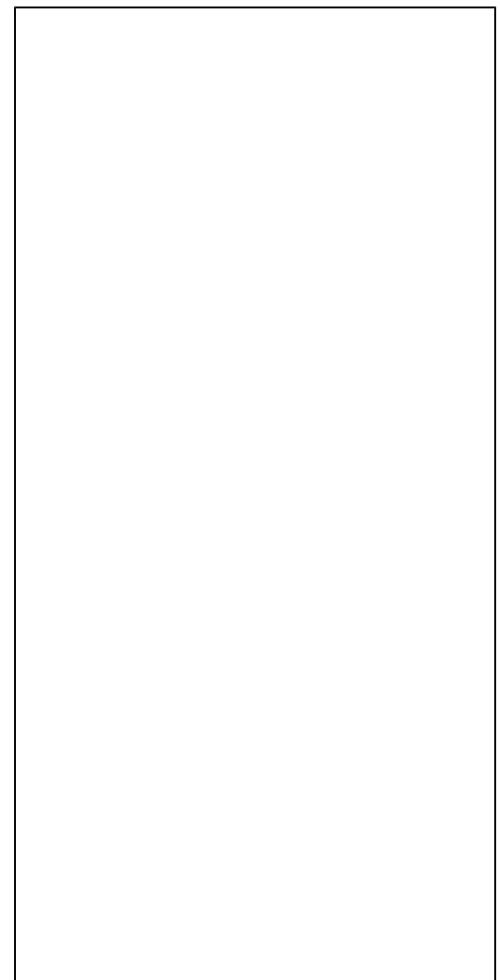


2/114 William Street, Mooroopna, Vic, 3629



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



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Property Report

2/114 William Street, Mooroopna, Vic 3629

Lot/Plan Number: 2/PS330536

Area: 293

Melway Map Ref: MELWAY ()

Planning Zone Number: 400

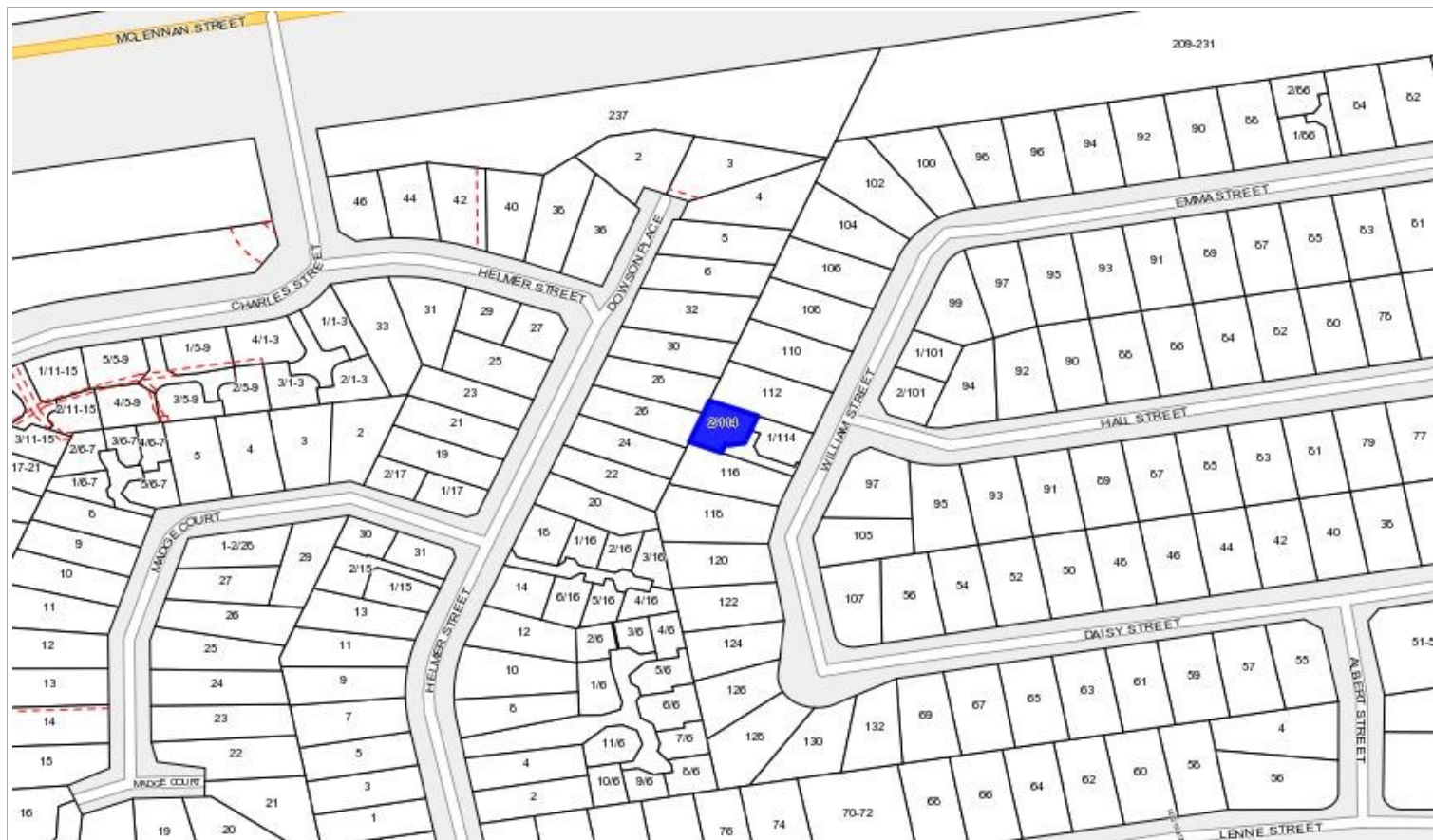
Overlay Zone: LAND SUBJECT TO INUNDATION OVERLAY

Municipality:

Perimeter: 70

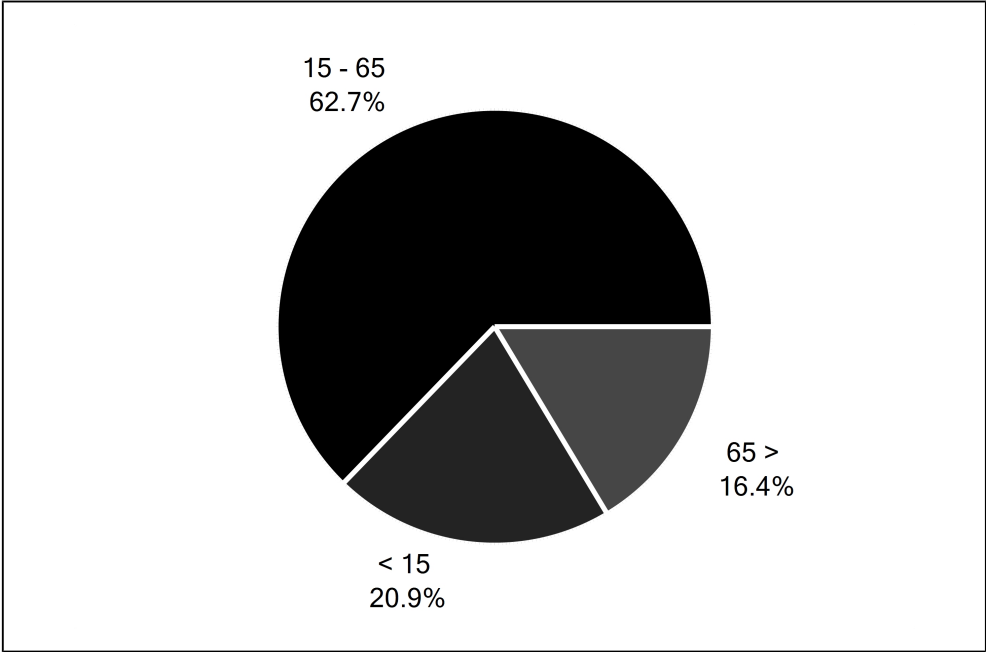
Planning Scheme Zone: ZN

Planning Zone: GRZ1



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Demographic profile for Mooroopna

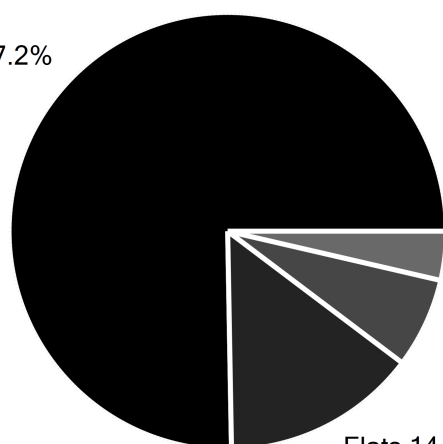


Suburb	
Mooroopna	
Local Government Area	
Greater Shepparton	
Median Age	
38	
Population	
Under 15 years	1630
15-65 years	4899
65 years and over	1284
Total	7813

*Based on the latest available data from the Australian Bureau of Statistics, Census 2011

Demographic profile for Mooroopna

House 77.2%



Semi Det 2.5%

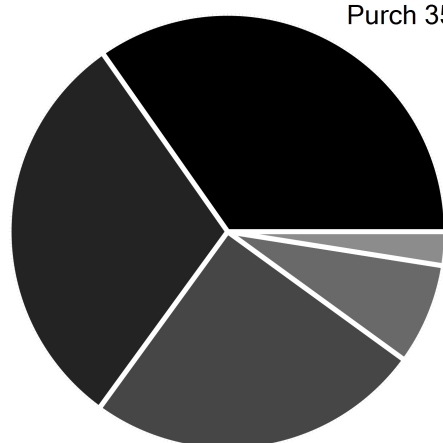
Other 5.6%

Flats 14.7%

Dwelling Type

Separate house	2378
Semi-detached (row/terrace)	76
Flat, unit or apartment	453
Other	173
Total	3080

Own 31.2%



Purch 35.5%

Other 1.3%

Rent Gov 6.5%

Rent Pri 25.5%

Rent vs. Own

Own	924
Purchasing	1052
Rent government	191
Rent private	754
Other	39

Median Loan Repayments & Income

Monthly loan repayment	\$1,300.00
Weekly rent	\$175.00
Weekly individual income	\$477.00
Weekly family income	\$1,101.00
Weekly household income	\$847.00

*Based on the latest available data from the Australian Bureau of Statistics, Census 2011

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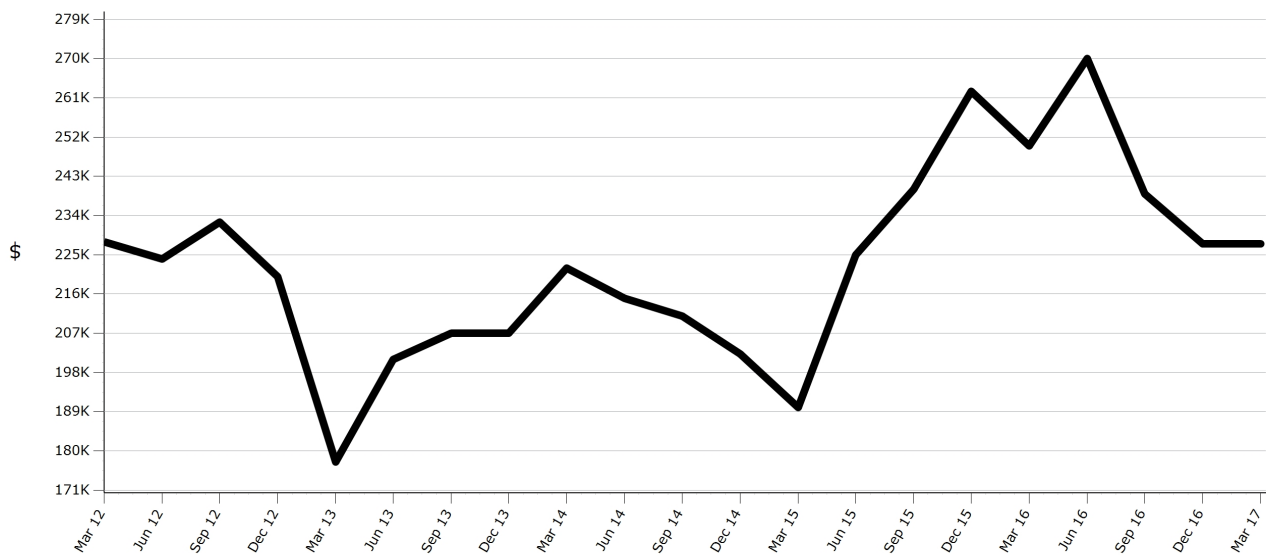


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Median Prices for Mooroopna

MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

HOUSE Median Price

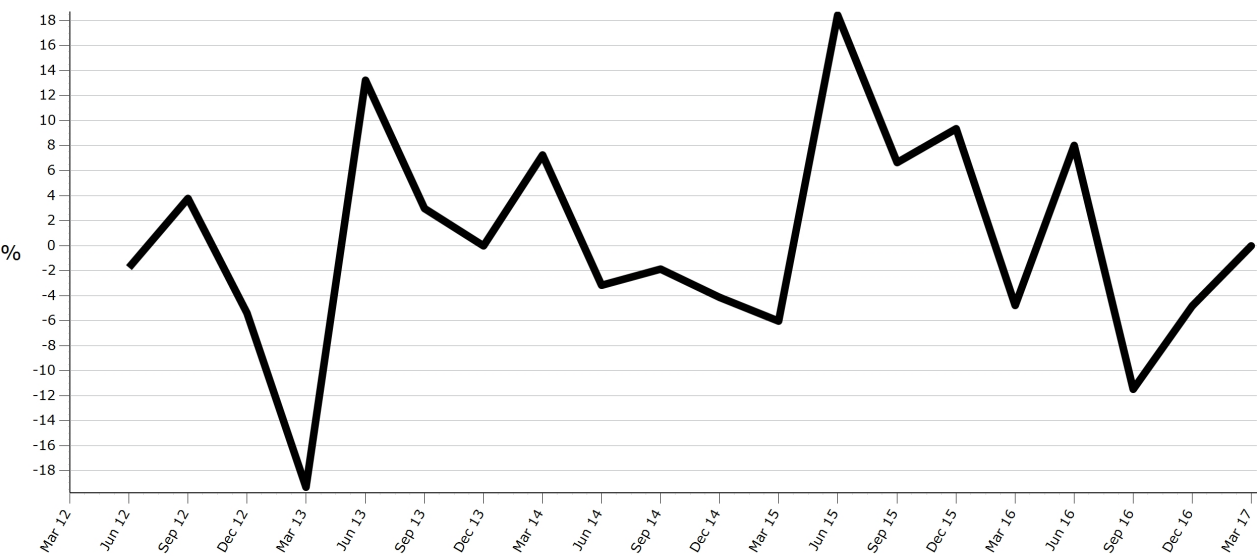


This chart represents median prices calculated as a rolling annual median. Due to the low number of sales for this suburb, we have displayed the median price for each quarter taken from the previous 12 months of sales, rather than the previous 3 months.

Capital Growth for Mooroopna

CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

HOUSE Capital Growth



This chart represents median prices calculated as a rolling annual median. Due to the low number of sales for this suburb, we have displayed the median price for each quarter taken from the previous 12 months of sales, rather than the previous 3 months.

Comparable sales in Mooroopna



1/8 Emma St MOOROOPNA (VG)

2 - -

Price: \$192,000
Method: Sale
Date: 04/10/2016
Rooms: -
Property Type:
 Flat/Unit/Apartment (Res)
Land Size:



5/6 Madge Ct MOOROOPNA 3629 (VG)

2 - -

Price: \$180,000
Method: Sale
Date: 26/04/2016
Rooms: -
Property Type:
 Flat/Unit/Apartment (Res)
Land Size:



1/86 Emma St MOOROOPNA 3629 (VG)

2 - -

Price: \$187,000
Method: Sale
Date: 21/12/2015
Rooms: -
Property Type:
 Flat/Unit/Apartment (Res)
Land Size:



3 Radford Ct MOOROOPNA 3629 (VG)

2 - -

Price: \$213,000
Method: Sale
Date: 09/10/2015
Rooms: -
Property Type:
 Flat/Unit/Apartment (Res)
Land Size:



1/3 Northgate St MOOROOPNA 3629 (VG)

2 - -

Price: \$217,000
Method: Sale
Date: 08/07/2015
Rooms: -
Property Type: Townhouse
 (Single)
Land Size:

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On the market

Currently for sale in Mooroopna.



MOOROOPNA 31 Madge Court

Corner block development with only two on the site. This is a great opportunity to own a great townhouse.. Separate Title - No Owners Co-operative Fees. BIRS, all gas appliances, single car garage, low maintenance lawns and gardens. Would return \$240.00 per week on the rental market. A good property for any investor or retiree!Property Code: 1669

Price: \$172,000
Rooms: 2
Bedrooms: 2
Property Type: Unit
Land Size:



MOOROOPNA 1/10 Ross Street

Looking for more room than your standard townhouse Consisting of large open plan kitchen, dining and lounge area with split system heating, cooling, electric cooking and dishwasher. Main bedroom has entrance to bathroom and plenty of BIR's. Second bedroom with robes, separate toilet and laundry with space. Bathroom has two way entrance, large shower and bath. Step outside to a decked ...

Price: \$208,900
Rooms: 2
Bedrooms: 2
Property Type: Unit
Land Size:



MOOROOPNA 1/10 Elizabeth Street

Extremely well presented and surprisingly large unit, located centrally to all amenities in Mooroopna. Investors Note: a fantastic opportunity to buy an extremely well priced unit with a superb tenant in place. Would be ideal for downsizers or anyone looking to enter the property market, open plan kitchen and dining area & Ducted gas heating.Property Code: 1333

Price: \$189,000
Rooms: 3
Bedrooms: 3
Property Type: Unit
Land Size:



MOOROOPNA 1/12 Homewood Drive

Situated close to schools, shops and sports fields, this very neat two bedroom unit enjoys the front position and has an abundance of natural light and is north facing to capture the winter sunlight. Offering an open plan living area, spacious kitchen, built in robes and is well catered for with air-conditioning in both the lounge and the master bedroom. With ample space for outdoor living ...

Price: \$175,000 - \$180,000
Rooms: 3
Bedrooms: 2
Property Type: Unit
Land Size: 372 sqm