

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

13 Northgate Street, Mooroopna Vic 3629

Indicative selling price

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

Single price

\$250,000

Median sale price

Median price

\$255,000

House

X

Unit

Suburb or locality

Mooroopna

Period - From

01/10/2017

to

30/09/2018

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	162 Echuca Rd MOORoopna 3629	\$247,500	20/09/2018
2	246 Echuca Rd MOORoopna 3629	\$245,000	12/09/2018
3	292 Echuca Rd MOORoopna 3629	\$230,000	11/10/2018

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.



 3  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price
\$250,000

Median House Price
Year ending September 2018: \$255,000

Comparable Properties



162 Echuca Rd MOOROOPNA 3629 (VG)

Agent Comments

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Price: \$247,500

Method: Sale

Date: 20/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 860 sqm approx



246 Echuca Rd MOOROOPNA 3629 (VG)

Agent Comments

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Price: \$245,000

Method: Sale

Date: 12/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 760 sqm approx



292 Echuca Rd MOOROOPNA 3629 (REI/VG)

Agent Comments

 3  2  4

Price: \$230,000

Method: Private Sale

Date: 11/10/2018

Rooms: -

Property Type: House

Land Size: 670 sqm approx