

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 1 Daisy Street Mooroopna Vic 3629

Indicative selling price

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

Single price \$209,000

Median sale price

(*Delete house or unit as applicable)

Median price \$205,000

*House x

Suburb or locality MOOROOPNA VIC 3629

Period - From 31/06/16 to 31/1/18

Source LANDATA

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
1. 132 Echuca Road Mooroopna 3629	\$ 195,000	12/12/17
2. 12 Parsons Court Mooroopna 3629	\$ 197,500	21/12/17
3. 3 Hutchins Crescent Mooroopna 3629	\$ 190,000	23/01/18