

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

4 Balding Court, Mooroopna Vic 3629

Indicative selling price

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

Single price \$109,500

Median sale price

Median price \$214,500 House ☒ 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	17 Westwood Dr MOORoopNA 3629	\$109,000	15/06/2016
2	47 Ferguson Rd SHEPPARTON 3630	\$108,000	31/03/2017
3	47 Ferguson Rd SHEPPARTON 3630	\$108,000	20/06/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 801 sqm approx

Agent Comments

Indicative Selling Price

\$109,500

Median House Price

Year ending June 2017: \$214,500

Comparable Properties

17 Westwood Dr MOOROOPNA 3629 (VG)

Agent Comments



Price: \$109,000

Method: Sale

Date: 15/06/2016

Rooms: -

Property Type: House (Res)

Land Size: 778 sqm approx



47 Ferguson Rd SHEPPARTON 3630 (VG)

Agent Comments



Price: \$108,000

Method: Sale

Date: 31/03/2017

Rooms: -

Property Type: Land

Land Size: 923 sqm approx



47 Ferguson Rd SHEPPARTON 3630 (REI)

Agent Comments



Price: \$108,000

Method: Private Sale

Date: 20/06/2017

Rooms: -

Property Type: Land

Land Size: 903 sqm approx