

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 15 Dennison Street Mooroopna Victoria 3629

Indicative selling price

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

Single price \$399,000

Median sale price

(*Delete house or unit as applicable)

Median price \$383,333

House X

MOOROOPNA VIC 3629

Period - From 17/05/2017 to 14/11/2017

Source realestate.com.au

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. 4 Oplalite Court Mooroopna | \$392,000 | 14/11/2017 |
| 2. 3 Westview Drive Mooroopna | \$410,000 | 10/08/2017 |
| 3. 8 Bellemara Drive Mooroopna | \$348,000 | 17/05/2017 |