

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

80 Carr Crescent, Mooroopna Vic 3629

Indicative selling price

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

Range between \$110,000

&

\$121,000

Median sale price

Median price \$220,000

House

X

Unit

Suburb or locality

Mooroopna

Period - From 01/04/2017

to

31/03/2018

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	93 Carr Cr MOOROOPNA 3629	\$152,000	12/12/2017
2	38 Gange St MOOROOPNA 3629	\$125,000	24/01/2018
3	27 Toolamba Rd MOOROOPNA 3629	\$110,000	04/10/2017

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.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price

\$110,000 - \$121,000

Median House Price

Year ending March 2018: \$220,000

Comparable Properties



93 Carr Cr MOORoopNA 3629 (REI/VG)

Agent Comments

3 1 -

Price: \$152,000

Method: Private Sale

Date: 12/12/2017

Rooms: -

Property Type: House

Land Size: 620 sqm approx



38 Gange St MOORoopNA 3629 (VG)

Agent Comments

3 - -

Price: \$125,000

Method: Sale

Date: 24/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 557 sqm approx



27 Toolamba Rd MOORoopNA 3629 (VG)

Agent Comments

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Price: \$110,000

Method: Sale

Date: 04/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 820 sqm approx