



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 Beattie Court, Mooroopna Vic 3629

Indicative selling price

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

Single price \$265,000

Median sale price

Median price \$263,000 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/07/2018 to 30/06/2019 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	23 Homewood Dr MOOROOPNA 3629	\$264,000	29/05/2019
2	39 Knight St MOOROOPNA 3629	\$260,000	13/06/2019
3	11 Rosalind St MOOROOPNA 3629	\$231,000	12/06/2019

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: Land
Land Size: 705 sqm approx
Agent Comments

Indicative Selling Price
\$265,000

Median House Price
Year ending June 2019: \$263,000

Comparable Properties

23 Homewood Dr MOOROOPNA 3629 (VG)

Agent Comments



Price: \$264,000
Method: Sale
Date: 29/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 1110 sqm approx



39 Knight St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$260,000
Method: Sale
Date: 13/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 660 sqm approx



11 Rosalind St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$231,000
Method: Sale
Date: 12/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 870 sqm approx