

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 andpostcode

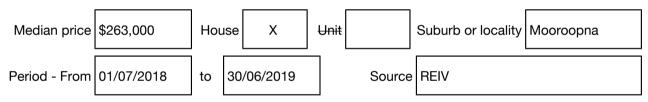
3 13 Beattie Court, Mooroopna Vic 3629

# Indicative selling price

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

Single price \$265,000

### Median sale price



#### 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.

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443

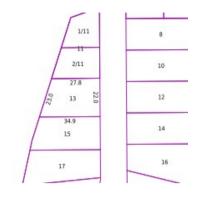
propertydata

#### Generated: 02/08/2019 09:14

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









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) 23 Image: Second Secon	Agent Comments
<b>ARTIC</b>	39 Knight St MOOROOPNA 3629 (VG) 3	Agent Comments
	11 Rosalind St MOOROOPNA 3629 (VG) □ 3 □ - □ - Price: \$231,000 Method: Sale Date: 12/06/2019 Rooms: - Property Type: House (Res) Land Size: 870 sqm approx	Agent Comments

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443

propertydata

# Generated: 02/08/2019 09:14

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

