

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 Victoria Street, Mooroopna Vic 3629

Indicative selling price

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

Single price \$175,000

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		
2		
3		

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.~~

4 Victoria Street, Mooroopna Vic 3629



Connie Young
58254833
3428 254 833

connie@youngsandco.com.au

Indicative Selling Price
\$175,000

Median House Price
Year ending March 2018: \$220,000



2 1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 620 sqm approx

Agent Comments

Comparable Properties



33 Mckean St MOOROOPNA 3629 (VG)

Agent Comments

2 - -

Price: \$179,000

Method: Sale

Date: 10/01/2018

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 780 sqm approx

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.