

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	20 Paisley Crescent, Mooroopna Vic 3629
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$269,000

Median sale price

Median price	\$220,000	Hou	ise 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 36 Kalimna Dr MOOROOPNA 3629 \$265,000 18/08/2017 2 25 Dennison St MOOROOPNA 3629 \$260,002 04/12/2017 3 55 Homewood Dr MOOROOPNA 3629 \$255,000 25/01/2018

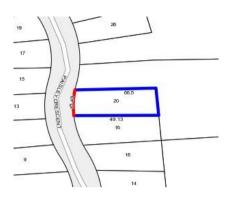
OR

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: House (Previously

Occupied - Detached) Land Size: 920 sqm approx

Agent Comments

Indicative Selling Price \$269,000 **Median House Price**

Year ending March 2018: \$220,000

Comparable Properties



36 Kalimna Dr MOOROOPNA 3629 (VG)





Price: \$265,000 Method: Sale Date: 18/08/2017

Rooms: -

Property Type: House (Res) Land Size: 660 sqm approx **Agent Comments**

25 Dennison St MOOROOPNA 3629 (VG)









Price: \$260,002 Method: Sale Date: 04/12/2017

Rooms: -

Property Type: House (Res) Land Size: 779 sqm approx **Agent Comments**



55 Homewood Dr MOOROOPNA 3629 (REI/VG) Agent Comments





Price: \$255,000 Method: Private Sale Date: 25/01/2018

Property Type: House Land Size: 934 sqm approx

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