

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 and
postcode

3 CAMPBELL COURT MOORoopNA VIC 3629

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,500

Property type

House

Suburb

Mooroopna

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 18 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

116 ECHUCA ROAD MOORoopNA VIC 3629	\$375,000	05-Jul-24
14 STEVENS CRESCENT MOORoopNA VIC 3629	\$345,000	31-Jul-24
21 KNIGHT STREET MOORoopNA VIC 3629	\$350,000	09-Sep-24

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 18 months.~~

This Statement of Information was prepared on: 04 December 2024

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**116 ECHUCA ROAD MOORoopNA
VIC 3629**

3 1 2

Sold Price

\$375,000

Sold Date

05-Jul-24

Distance

0.61km



**14 STEVENS CRESCENT
MOORoopNA VIC 3629**

3 1 2

Sold Price

\$345,000

Sold Date

31-Jul-24

Distance

0.52km



**21 KNIGHT STREET MOORoopNA
VIC 3629**

3 1 1

Sold Price

\$350,000

Sold Date

09-Sep-24

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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