



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

17 John Gray Avenue, Mooroopna Vic 3629

Indicative selling price

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

Range between \$390,000

&

\$420,000

Median sale price

Median price \$230,000

House

X

Unit

Suburb or locality

Mooroopna

Period - From 01/04/2018

to

31/03/2019

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	5 Heily Av MOORoopNA 3629	\$415,000	17/08/2018
2	10 Craigmuir Dr MOORoopNA 3629	\$385,000	05/04/2018
3	12 Pell Cr MOORoopNA 3629	\$380,000	01/04/2019

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.



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Stud
y 2 6

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1296 sqm approx

Agent Comments

In ground pool

Comparable Properties



5 Heily Av MOOROOPNA 3629 (REI/VG)

Agent Comments

4 2 2

Price: \$415,000

Method: Private Sale

Date: 17/08/2018

Rooms: -

Property Type: House

Land Size: 715 sqm approx



10 Craigmuir Dr MOOROOPNA 3629 (VG)

Agent Comments

4 - -

Price: \$385,000

Method: Sale

Date: 05/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 959 sqm approx



12 Pell Cr MOOROOPNA 3629 (REI/VG)

Agent Comments

4 2 2

Price: \$380,000

Method: Private Sale

Date: 01/04/2019

Rooms: 5

Property Type: House

Land Size: 1173 sqm approx