



## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 4/3-5 Mcfarlane Road, Mooroopna Vic 3629

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$186,500

#### Median sale price

Median price \$230,000 House X Unit Suburb 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 two kilometres of the property for sale in the last six 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	4/1-5 Homewood Dr MOORoopNA 3629	\$180,000	16/05/2019
2	3/3-5 Mcfarlane Rd MOORoopNA 3629	\$178,000	02/05/2019
3	2/10 Echuca Rd MOORoopNA 3629	\$175,000	11/03/2019

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2   -  

**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$186,500

**Median House Price**

Year ending March 2019: \$230,000

## Comparable Properties



**4/1-5 Homewood Dr MOOROOPNA 3629 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$180,000

**Method:** Private Sale

**Date:** 16/05/2019

**Rooms:** -

**Property Type:** Unit



**3/3-5 Mcfarlane Rd MOOROOPNA 3629 (VG)**

Agent Comments

2   -   -

**Price:** \$178,000

**Method:** Sale

**Date:** 02/05/2019

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**2/10 Echuca Rd MOOROOPNA 3629 (REI/VG)**

Agent Comments

2   1   -

**Price:** \$175,000

**Method:** Private Sale

**Date:** 11/03/2019

**Rooms:** -

**Property Type:** Unit