

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 Ross Street, Mooroopna Vic 3629

Indicative selling price

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

Single price \$220,000

Median sale price

Median price \$210,000 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/01/2017 to 31/12/2017 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 | 7 Banfield Av MOOROOPNA 3629 | \$230,000 | 12/10/2017 |
| 2 | 29 Archer St MOOROOPNA 3629 | \$225,000 | 12/12/2017 |
| 3 | 8 Rosalind St MOOROOPNA 3629 | \$219,000 | 12/12/2017 |

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.

17 Ross Street, Mooroopna Vic 3629



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Indicative Selling Price
\$220,000

Median House Price
Year ending December 2017: \$210,000



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 610 sqm approx

Agent Comments

Comparable Properties



7 Banfield Av MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$230,000

Method: Sale

Date: 12/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 720 sqm approx



29 Archer St MOOROOPNA 3629 (REI/VG)

Agent Comments

3 2 2

Price: \$225,000

Method: Private Sale

Date: 12/12/2017

Rooms: -

Property Type: House

Land Size: 870 sqm approx



8 Rosalind St MOOROOPNA 3629 (REI)

Agent Comments

3 1 8

Price: \$219,000

Method: Private Sale

Date: 12/12/2017

Rooms: -

Property Type: House