## 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

5/5-9 CHARLES STREET 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)

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Single Price	or range between	\$440,000	&	\$460,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$315,000	Prope	erty type	/pe Unit		Suburb	Mooroopna
Period-from	01 Oct 2023	to	30 Sep 2	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
38 HELMER STREET MOOROOPNA VIC 3629	\$435,000	04-Jun-24
7 HELMER STREET MOOROOPNA VIC 3629	\$430,000	26-Sep-24
64 CHARLES STREET MOOROOPNA VIC 3629	\$460,000	23-Mar-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: 14 October 2024





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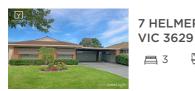


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38 HELMER STREET MOOROOPNA Sold Price VIC 3629

\$435,000 Sold Date 04-Jun-24

Distance 0.16km



7 HELMER STREET MOOROOPNA

Sold Price

\*\*\$430,000 UN Sold Date 26-Sep-24

Distance 0.17km



**64 CHARLES STREET MOOROOPNA VIC 3629** 

**=** 3

Sold Price

\$460,000 Sold Date 23-Mar-24

Distance 0.48km

**RS** = Recent sale UN = Undisclosed Sale

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