

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	56 Charles Street, Mooroopna Vic 3629
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$365,000

Median sale price

Median price	\$263,000	Hou	se X	Unit		Suburb or locality	Mooroopna
Period - From	01/07/2018	to	30/06/2019		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.

Add	dress of comparable property	Price	Date of sale
1	2 Darcy Ct MOOROOPNA 3629	\$382,500	21/09/2018
2	12 Pell Cr MOOROOPNA 3629	\$380,000	01/04/2019
3	17 Rostrata Cr MOOROOPNA 3629	\$370,000	14/03/2019

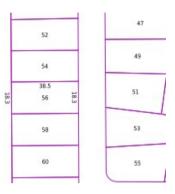
OR

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.









Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 710 sqm approx

Agent Comments

Indicative Selling Price \$365,000 **Median House Price**

Year ending June 2019: \$263,000

Comparable Properties

2 Darcy Ct MOOROOPNA 3629 (VG)





Price: \$382,500 Method: Sale Date: 21/09/2018

Rooms: -

Property Type: House (Res) Land Size: 670 sqm approx **Agent Comments**



12 Pell Cr MOOROOPNA 3629 (REI/VG)

4





6 ≥

Price: \$380,000 Method: Private Sale Date: 01/04/2019

Rooms: 5

Property Type: House

Land Size: 1173 sqm approx

Agent Comments

17 Rostrata Cr MOOROOPNA 3629 (VG)

4





Price: \$370,000 Method: Sale Date: 14/03/2019

Rooms: -

Property Type: House (Res) Land Size: 2300 sqm approx Agent Comments

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443





Generated: 13/08/2019 13:46