

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

56 Charles Street, Mooroopna Vic 3629

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

House

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.

	Address 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.


 4  -  -
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)

Agent Comments

 4  -  -
Price: \$382,500**Method:** Sale**Date:** 21/09/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 670 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**17 Rostrata Cr MOOROOPNA 3629 (VG)**

Agent Comments

 4  -  -
Price: \$370,000**Method:** Sale**Date:** 14/03/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 2300 sqm approx