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 andpostcode

2 Montrose Court, Mooroopna Vic 3629

Indicative selling price

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

Single price | $369,500

Median sale price

Median price	$230,000	House	X	Unit		Suburb or locality	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 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	23 Bellemara Dr MOOROOPNA 3629	$385,000	14/03/2018
2	19 Windlass Av MOOROOPNA 3629	$355,000	03/11/2018
3	15 Lansdowne Ct MOOROOPNA 3629	$335,000	20/12/2018

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.

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Rooms:
Property Type: House
Land Size: 740 sqm approx

Agent Comments

Indicative Selling Price
$369,500
Median House Price
Year ending March 2019: $230,000

Comparable Properties

23 Bellemara Dr MOOROOPNA 3629 (VG)

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Price: $385,000
Method: Sale
Date: 14/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 776 sqm approx

Agent Comments

19 Windlass Av MOOROOPNA 3629 (VG)

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Price: $355,000
Method: Sale
Date: 03/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 644 sqm approx

Agent Comments

15 Lansdowne Ct MOOROOPNA 3629 (VG)

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Price: $335,000
Method: Sale
Date: 20/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments