

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 Unit 2 @ 114 William Street Mooroopna Vic 3629

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$262,500.00

Property type Unit

Suburb Mooroopna

Period - From July 2022

to

July 2023

Source RealEstate.com

Comparable property sales

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
Unit 2 17 – 21 Charles Street Mooroopna Victoria 3629	\$340,000.00	16/12/2022
3 Radford Close Mooroopna Victoria 3629	\$337,000.00	26/10/2022
Unit 3 10 – 12 Echuca Road Mooroopna Victoria 3629	\$335,000.00	20/7/2022

This Statement of Information was prepared on: 7th July 2023