



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

3 Lenne Street, Mooroopna Vic 3629

Indicative selling price

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

Single price \$220,000

Median sale price

Median price \$210,000 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/10/2016 to 30/09/2017 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	53 Echuca Rd MOOROOPNA 3629	\$245,000	18/09/2017
2	64 Carr Cr MOOROOPNA 3629	\$235,000	28/10/2016
3	25 Morrell St MOOROOPNA 3629	\$210,000	06/02/2017

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: Land
Land Size: 720 sqm approx
Agent Comments

Indicative Selling Price
\$220,000

Median House Price
Year ending September 2017: \$210,000

Comparable Properties



53 Echuca Rd MOOROOPNA 3629 (VG)

Agent Comments

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Price: \$245,000
Method: Sale
Date: 18/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 880 sqm approx



64 Carr Cr MOOROOPNA 3629 (VG)

Agent Comments

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Price: \$235,000
Method: Sale
Date: 28/10/2016
Rooms: -
Property Type: House (Res)
Land Size: 520 sqm approx



25 Morrell St MOOROOPNA 3629 (VG)

Agent Comments

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Price: \$210,000
Method: Sale
Date: 06/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 1100 sqm approx