

A yellow bicycle with a wicker basket of pink flowers parked against a white picket fence. The bicycle has a brown seat and handlebars. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background is slightly blurred, showing a building and trees.

**RayWhite.**

**Statement  
of  
information**

2 GRANT STREET, MOOROPNA, VIC 3629  
PREPARED BY BRETT CREIGHTON, RAY WHITE TATURA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 GRANT STREET, MOORoopNA, VIC 3629**  2  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$160,000**

Provided by: Brett Creighton , Ray White Tatura

## MEDIAN SALE PRICE



### MOORoopNA, VIC, 3629

Suburb Median Sale Price (House)

**\$400,000**

01 January 2024 to 31 December 2024

Provided by:  pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



**44 OBRIEN ST, MOORoopNA, VIC 3629**  3  1  2

Sale Price

**\$170,000**

Sale Date: 31/10/2024

Distance from Property: 246m 



**96 CARR CRES, MOORoopNA, VIC 3629**  3  1  1

Sale Price

**\$199,000**

Sale Date: 27/03/2024

Distance from Property: 913m 



**92 CARR CRES, MOORoopNA, VIC 3629**  3  1  1

Sale Price

**\$200,000**

Sale Date: 16/10/2023

Distance from Property: 916m 

This report has been compiled on 07/02/2025 by Ray White Tatura. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

2 GRANT STREET, MOOROOPNA, VIC 3629

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$160,000

### Median sale price

Median price

\$400,000

Property type

House

Suburb

MOOROOPNA

Period

01 January 2024 to 31 December 2024

Source

 pricefinder

### 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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
44 OBRIEN ST, MOOROOPNA, VIC 3629	\$170,000	31/10/2024
96 CARR CRES, MOOROOPNA, VIC 3629	\$199,000	27/03/2024
92 CARR CRES, MOOROOPNA, VIC 3629	\$200,000	16/10/2023

This Statement of Information was prepared on:

07/02/2025