

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

205 Echuca Road, Mooroopna Vic 3629

Indicative selling price

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

Single price \$235,000

Median sale price

Median price \$220,000 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/04/2017 to 31/03/2018 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	77 Macisaac Rd MOOROOPNA 3629	\$240,000	13/11/2017
2	21 Menzies St MOOROOPNA 3629	\$222,000	30/11/2016
3	2 Wishaw Ct MOOROOPNA 3629	\$195,000	26/03/2018

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.



3 1 2

Rooms:
Property Type: House
Agent Comments

Comparable Properties

77 Macisaac Rd MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$240,000
Method: Sale
Date: 13/11/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 670 sqm approx



21 Menzies St MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$222,000
Method: Sale
Date: 30/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx



2 Wishaw Ct MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$195,000
Method: Sale
Date: 26/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 630 sqm approx