

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

55 Pell Crescent, Mooroopna Vic 3629

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$210,000

House

X

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	23 John Gray Av MOOROOPNA 3629	\$380,000	14/08/2017
2	4 McMiken Ct MOOROOPNA 3629	\$357,000	18/09/2017
3	8 Angus Ct MOOROOPNA 3629	\$355,000	22/05/2017

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.~~



Rooms:
Property Type: Land
Land Size: 879 sqm approx
Agent Comments

Indicative Selling Price
\$385,000

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

Comparable Properties



23 John Gray Av MOOROOPNA 3629 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 14/08/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 1003 sqm approx

4 McMiken Ct MOOROOPNA 3629 (VG)

Agent Comments



Price: \$357,000
Method: Sale
Date: 18/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 752 sqm approx



8 Angus Ct MOOROOPNA 3629 (VG)

Agent Comments



Price: \$355,000
Method: Sale
Date: 22/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 991 sqm approx