

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1482 Stumpy Gully Road Moorooduc VIC 3933

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,999,000

&

\$2,198,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Moorooduc

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

1540 Stumpy Gully Road Moorooduc VIC 3933	\$1,850,000	24-Feb-21
1494 Stumpy Gully Road Moorooduc VIC 3933	\$1,900,000	11-Mar-21
7 Murrays Road Moorooduc VIC 3933	\$2,320,000	18-Dec-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 24 March 2021



1540 Stumpy Gully Road Moorooduc VIC 3933

3 2 4

Sold Price ^{RS} **\$1,850,000** ^{UN} Sold Date **24-Feb-21**

Distance **0.65km**



1494 Stumpy Gully Road Moorooduc VIC 3933

5 2 4

Sold Price ^{RS} **\$1,900,000** ^{UN} Sold Date **11-Mar-21**

Distance **0.14km**



7 Murrays Road Moorooduc VIC 3933

4 2 2

Sold Price **\$2,320,000** Sold Date **18-Dec-20**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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