



2   -   1

**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$162,000

**Median House Price**  
Year ending March 2017: \$227,500

## Comparable Properties



**31 Madge Ct MOOROOPNA 3629 (REI)**

**Agent Comments**

2   1   1

**Price:** \$170,000  
**Method:** Private Sale  
**Date:** 20/06/2017  
**Rooms:** -  
**Property Type:** Unit

**3/98 Echuca Rd MOOROOPNA 3629 (VG)**

**Agent Comments**

2   -   -

**Price:** \$163,000  
**Method:** Sale  
**Date:** 22/02/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**5/43-45 Northgate St MOOROOPNA 3629 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$139,000  
**Method:** Private Sale  
**Date:** 07/06/2017  
**Rooms:** 3  
**Property Type:** Unit

## 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

4/16 Helmer 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

\$162,000

#### Median sale price

Median price

\$227,500

House

X

Suburb

Mooroopna

Period - From

01/04/2016

to

31/03/2017

Source

REIV

#### Comparable property sales

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 |
|-------------------------------------|-----------|--------------|
| 31 Madge Ct MOOROOPNA 3629          | \$170,000 | 20/06/2017   |
| 3/98 Echuca Rd MOOROOPNA 3629       | \$163,000 | 22/02/2017   |
| 5/43-45 Northgate St MOOROOPNA 3629 | \$139,000 | 07/06/2017   |