

# 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 21 Kalimna Drive Mooroopna

### Indicative selling price

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

Single price \$485,000

### Median sale price

Median price \$380000

Property type House

Suburb Mooroopna

Period - From May 2022

to

May 2023

Source Domain.com

### 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 18 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
32 Charles Street Mooroopna Vic 3629	\$460,000	17/4/2023
69 Daisy Street Mooroopna Vic 3629	\$420,000	3/10/2022
21 Hutchins Crescent Vic 3629	\$476,000	26/9/2022

This Statement of Information was prepared on: 20/5/2023