



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

3 Montrose Court, Mooroopna Vic 3629

Indicative selling price

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

Range between \$385,000

&

\$395,000

Median sale price

Median price \$263,000

House

X

Unit

Suburb or locality

Mooroopna

Period - From 01/07/2018

to

30/06/2019

Source

REIV

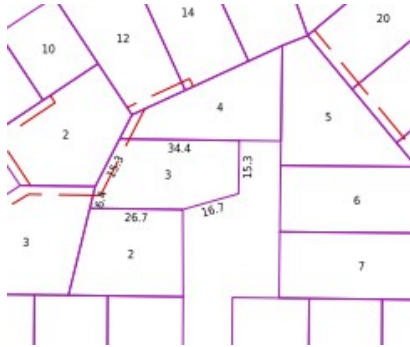
Comparable property sales (*Delete A or B below as applicable)

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	12 Pell Cr MOOROOPNA 3629	\$380,000	01/04/2019
2	52 Elsie Jones Dr MOOROOPNA 3629	\$377,500	12/04/2019
3	17 Rostrata Cr MOOROOPNA 3629	\$370,000	14/03/2019

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: 745 sqm approx
Agent Comments

Indicative Selling Price
\$385,000 - \$395,000
Median House Price
Year ending June 2019: \$263,000

Comparable Properties



12 Pell Cr MOOROOPNA 3629 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 01/04/2019
Rooms: 5
Property Type: House
Land Size: 1173 sqm approx



52 Elsie Jones Dr MOOROOPNA 3629 (VG)

Agent Comments



Price: \$377,500
Method: Sale
Date: 12/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 817 sqm approx

17 Rostrata Cr MOOROOPNA 3629 (VG)

Agent Comments



Price: \$370,000
Method: Sale
Date: 14/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 2300 sqm approx