

## 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

17 Daisy 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)

Range between \$229,000 & \$239,000

#### Median sale price

Median price \$222,500 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/07/2017 to 30/06/2018 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	1 John St MOOROOPNA 3629	\$230,000	31/01/2018
2	6 Mckenzie Ct MOOROOPNA 3629	\$225,000	14/06/2018
3	95 Hall St MOOROOPNA 3629	\$225,000	04/04/2018

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.



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**Rooms:**  
**Property Type:** House  
**Land Size:** 630 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$229,000 - \$239,000  
**Median House Price**  
Year ending June 2018: \$222,500

## Comparable Properties

### 1 John St MOORROOPNA 3629 (VG)

**Agent Comments**

3 - -

**Price:** \$230,000  
**Method:** Sale  
**Date:** 31/01/2018  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 620 sqm approx

### 6 Mckenzie Ct MOORROOPNA 3629 (VG)

**Agent Comments**

3 - -

**Price:** \$225,000  
**Method:** Sale  
**Date:** 14/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 690 sqm approx

### 95 Hall St MOORROOPNA 3629 (VG)

**Agent Comments**

3 - -

**Price:** \$225,000  
**Method:** Sale  
**Date:** 04/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 690 sqm approx