

## 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 and  
postcode

49 CHIVALRY DRIVE MOOROOPNA VIC 3629

### Indicative selling price

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

Single Price

or range  
between

\$230,000

&

\$240,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$220,000

Property type

Land

Suburb

Mooroopna

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### 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

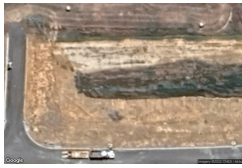
62 WINDLASS AVENUE MOOROOPNA VIC 3629	\$245,000	27-May-22
45 WINDLASS AVENUE MOOROOPNA VIC 3629	\$210,000	06-Apr-22
10 MEDIEVAL CRESCENT MOOROOPNA VIC 3629	\$220,000	28-Mar-22

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 18 months.~~

This Statement of Information was prepared on: 08 October 2022

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**62 WINDLASS AVENUE  
MOOROOPNA VIC 3629**

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Sold Price **\$245,000** Sold Date **27-May-22**

Distance **0.23km**

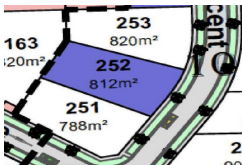


**45 WINDLASS AVENUE  
MOOROOPNA VIC 3629**

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Sold Price **\$210,000** Sold Date **06-Apr-22**

Distance **0.29km**



**10 MEDIEVAL CRESCENT  
MOOROOPNA VIC 3629**

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Sold Price **\$220,000** Sold Date **28-Mar-22**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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