

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

55 Homewood Drive, Mooroopna Vic 3629

Indicative selling price

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

Single price \$265,000

Median sale price

Median price \$214,500 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/07/2016 to 30/06/2017 Source REIV

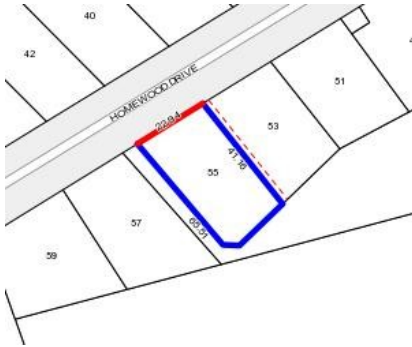
Comparable property sales (*Delete A or B below as applicable)

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	33 Helmer St MOOROOPNA 3629	\$260,000	12/09/2016
2	5 Kalimna Dr MOOROOPNA 3629	\$250,000	05/05/2016
3	15 Wood St MOOROOPNA 3629	\$246,500	27/02/2017

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: House (Previously Occupied - Detached)

Land Size: 934 sqm approx

Agent Comments

Indicative Selling Price
\$265,000

Median House Price
Year ending June 2017: \$214,500

Comparable Properties



33 Helmer St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$260,000

Method: Sale

Date: 12/09/2016

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 773 sqm approx



5 Kalimna Dr MOOROOPNA 3629 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 05/05/2016

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 980 sqm approx



15 Wood St MOOROOPNA 3629 (VG)

Agent Comments



Price: \$246,500

Method: Sale

Date: 27/02/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 730 sqm approx