

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

13 Dennison Street, Mooroopna Vic 3629

Indicative selling price

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

Range between \$290,000

&

\$310,000

Median sale price

Median price \$222,500

House

X

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	50 Pell Cr MOOROOPNA 3629	\$315,000	23/11/2017
2	6 Windlass Av MOOROOPNA 3629	\$310,000	09/04/2018
3	29 Craigmuir Dr MOOROOPNA 3629	\$300,000	31/01/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 840 sqm approx

Agent Comments

Comparable Properties



50 Pell Cr MOOROOPNA 3629 (VG)

Agent Comments



Price: \$315,000

Method: Sale

Date: 23/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 814 sqm approx

6 Windlass Av MOOROOPNA 3629 (VG)

Agent Comments



Price: \$310,000

Method: Sale

Date: 09/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 613 sqm approx



29 Craigmuir Dr MOOROOPNA 3629 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 31/01/2018

Rooms: -

Property Type: House

Land Size: 1166 sqm approx