

# 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 23 Norton Drive Mooroopna

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$310,000

### Median sale price

Median price \$292,000

Property type House

Suburb Mooroopna

Period - From March 2020

to

March 2021

Source Realestate.com

### Comparable property sales

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
135 Homewood Drive Mooroopna	\$295,000	19/2/2021
2 49 Kalimna Drive Mooroopna	\$320,000	9/10/2020
3 46 Elsie Jones Drive Mooroopna	\$335,000	10/11/2020

This Statement of Information was prepared on: 16/3/2021