



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

2/10 Echuca Road, Mooroopna Vic 3629

Indicative selling price

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

Single price

\$180,000

Median sale price

Median price

\$230,000

House

X

Unit

Suburb

Mooroopna

Period - From

01/01/2018

to

31/12/2018

Source

REIV

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

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	5/6 Madge Ct MOOROOPNA 3629	\$185,000	21/09/2018
2	4/32-34 Graeme St MOOROOPNA 3629	\$173,000	27/08/2018
3	4/32-34 Graeme St MOOROOPNA 3629	\$173,000	31/08/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2 - -

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$180,000

Median House Price
Year ending December 2018: \$230,000

Comparable Properties



5/6 Madge Ct MOOROOPNA 3629 (VG)

Agent Comments

2 - -

Price: \$185,000

Method: Sale

Date: 21/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 242 sqm approx

4/32-34 Graeme St MOOROOPNA 3629 (VG)

Agent Comments

2 - -

Price: \$173,000

Method: Sale

Date: 27/08/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/32-34 Graeme St MOOROOPNA 3629 (REI)

Agent Comments

2 1 -

Price: \$173,000

Method: Private Sale

Date: 31/08/2018

Rooms: -

Property Type: Unit