

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

8 Ducat Court, Mooroopna Vic 3629

Indicative selling price

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

Single price \$255,000

Median sale price

Median price \$263,000 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/07/2018 to 30/06/2019 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	39 Knight St MOOROOPNA 3629	\$260,000	13/06/2019
2	9 Shannon Ct MOOROOPNA 3629	\$243,000	06/12/2018
3	266 Echuca Rd MOOROOPNA 3629	\$234,000	06/05/2019

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.



3 1 2

Rooms:
Property Type: House
Land Size: 770 sqm approx
Agent Comments

Indicative Selling Price
\$255,000

Median House Price
Year ending June 2019: \$263,000

Comparable Properties



39 Knight St MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$260,000
Method: Sale
Date: 13/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 660 sqm approx



9 Shannon Ct MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$243,000
Method: Sale
Date: 06/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 711 sqm approx



266 Echuca Rd MOOROOPNA 3629 (REI/VG)

Agent Comments

3 2 2

Price: \$234,000
Method: Private Sale
Date: 06/05/2019
Rooms: -
Property Type: House
Land Size: 680 sqm approx