

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

30 Anderson Street, Mooroopna 3629

Indicative selling price

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

Single price \$190,000

or range between \$*

&

\$

Median sale price

Median price \$ 248,750

Property type House

Suburb Mooroopna 3629

Period - From 19-Dec-2018

to

19-Dec-2019

Source Realestate.com.au

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
4 Bennett Court, Mooroopna	\$ 195,000	16 Aug 2019
80 Carr Crescent, Mooroopna	\$ 185,000	22 July 2019
4 Richard Court, Mooroopna	\$ 184,000	20 May 2019

This Statement of Information was prepared on: 06/03/2020