

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

15 Kalimna 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

\$295,000

or range between \$N/A

&

\$N/A

## Median sale price

Median price

\$219,500

\*House

\*Unit

Suburb  
or locality

Mooroopna

Period - From

23/01/2017

to

22/01/2018

Source

realestate.com.au

## 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 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

51 Kalimna Drive, Mooroopna	\$289,000	14/11/2016
1 Craigmuir Drive, Mooroopna	\$269,000	21/07/2016
26 Windlass Avenue, Mooroopna	\$275,000	20/10/2016

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 18 months.~~