

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 39 Stevens Crescent, Mooroopna Vic 3629

Indicative selling price

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

Single price \$149,500

Median sale price

Median price \$214,500 House Unit Suburb or locality Mooroopna

Period - From 01/07/2016 to 30/06/2017 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	11 Toolamba Rd MOORoopNA 3629	\$160,000	06/05/2017
2	9 Friend St MOORoopNA 3629	\$155,000	07/07/2017
3	26 Gange St MOORoopNA 3629	\$140,000	06/04/2017

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  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price

\$149,500

Median House Price

Year ending June 2017: \$214,500

Comparable Properties



11 Toolamba Rd MOOROOPNA 3629 (VG)

Agent Comments

 3  -  -

Price: \$160,000

Method: Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 690 sqm approx



9 Friend St MOOROOPNA 3629 (VG)

Agent Comments

 3  -  -

Price: \$155,000

Method: Sale

Date: 07/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 540 sqm approx



26 Gange St MOOROOPNA 3629 (VG)

Agent Comments

 3  -  -

Price: \$140,000

Method: Sale

Date: 06/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 580 sqm approx