

Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act									
Property offer	ed for s	sale								
Address Including suburb or locality andpostcode		97 Carr	Creso	cent, Mooroop	ona Vid	3629				
Indicative sell	ing pric	е								
For the meaning	of this p	rice see	consi	umer.vic.gov.	au/und	derquoting				
Single pric	Single price \$85,000									
Median sale p	rice									
Median price \$210,000		00	Hous	se X	Unit		Suburb or locality		Mooroopna	
Period - From	Period - From 01/01/201		to 31/12/2017			Source	REIV			
Comparable p	roperty	sales	(*Dele	ete A or B b	elow	as applica	ıble)			
eightee		s that th	e esta				•	operty for sale onsiders to be		
Address of comparable property								Price	C	Date of sale
1										
2										
3										
OR										

В\* 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.







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> **Indicative Selling Price** \$85,000

**Median House Price** Year ending December 2017: \$210,000

Glenn Young





Agent Comments

## Comparable Properties



27 Toolamba Rd MOOROOPNA 3629 (VG)

**--** 3

Price: \$110,000 Method: Sale Date: 04/10/2017

Rooms: -

Property Type: House (Res) Land Size: 820 sqm approx

26 Echuca Rd MOOROOPNA 3629 (VG)

**-**



Price: \$100,000 Method: Sale Date: 04/02/2017

Rooms: -

Property Type: House (Res) Land Size: 680 sqm approx

**Agent Comments** 

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Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443

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