

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

67 Kalimna Drive, Mooroopna Vic 3629

Indicative selling price

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

Single price \$398,000

Median sale price

Median price \$230,000 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/01/2018 to 31/12/2018 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	23 Bellemara Dr MOORoopNA 3629	\$385,000	14/03/2018
2	5 Fletcher Av MOORoopNA 3629	\$355,000	04/02/2018
3	8 Blacksmith Av MOORoopNA 3629	\$350,000	07/01/2019

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 2 2

Rooms:

Property Type: House

Land Size: 963 sqm approx

Agent Comments

Comparable Properties

23 Bellemara Dr MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$385,000

Method: Sale

Date: 14/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 776 sqm approx



5 Fletcher Av MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$355,000

Method: Sale

Date: 04/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 646 sqm approx

8 Blacksmith Av MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$350,000

Method: Sale

Date: 07/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 779 sqm approx