

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

59 Fairway Drive, Mooroopna Vic 3629

Indicative selling price

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

Single price \$175,000

Median sale price

Median price \$222,500 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/07/2017 to 30/06/2018 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	6 Stevens Cr MOORoopNA 3629	\$165,000	21/11/2017
2	150 Echuca Rd MOORoopNA 3629	\$160,000	29/11/2017
3	93 Carr Cr MOORoopNA 3629	\$152,000	12/12/2017

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.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 640 sqm approx

Agent Comments

Indicative Selling Price
\$175,000

Median House Price
Year ending June 2018: \$222,500

Comparable Properties



6 Stevens Cr MOOROOPNA 3629 (VG)

Agent Comments

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Price: \$165,000

Method: Sale

Date: 21/11/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 540 sqm approx



150 Echuca Rd MOOROOPNA 3629 (VG)

Agent Comments

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Price: \$160,000

Method: Sale

Date: 29/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 740 sqm approx



93 Carr Cr MOOROOPNA 3629 (REI/VG)

Agent Comments

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Price: \$152,000

Method: Private Sale

Date: 12/12/2017

Rooms: -

Property Type: House

Land Size: 620 sqm approx