

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

21 Isaacs Street, Mooroopna Vic 3629

Indicative selling price

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

Single price \$299,000

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	8 Hawking Ct MOOROOPNA 3629	\$285,000	09/05/2018
2	27 Banfield Av MOOROOPNA 3629	\$283,000	26/06/2017
3	1 Wilma Ct MOOROOPNA 3629	\$262,500	31/05/2017

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 (Res)
Land Size: 727 sqm approx
Agent Comments

Indicative Selling Price
\$299,000

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

Comparable Properties



8 Hawking Ct MOOROOPNA 3629 (REI/VG)

Agent Comments

 4  2  2

Price: \$285,000
Method: Private Sale
Date: 09/05/2018
Rooms: -
Property Type: House
Land Size: 822 sqm approx



27 Banfield Av MOOROOPNA 3629 (REI/VG)

Agent Comments

 4  2  2

Price: \$283,000
Method: Private Sale
Date: 26/06/2017
Rooms: 5
Property Type: House
Land Size: 794 sqm approx



1 Wilma Ct MOOROOPNA 3629 (REI/VG)

Agent Comments

 4  2  2

Price: \$262,500
Method: Private Sale
Date: 31/05/2017
Rooms: -
Property Type: House
Land Size: 760 sqm approx