

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

4 Henleydale Drive, Mooroopna Vic 3629

Indicative selling price

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

Single price \$109,500

Median sale price*

Median price \$113,725

Vacant land X

Suburb or locality Mooroopna

Period - From 22/11/2017

to 22/11/2018

Source REI & VG/GOV

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 Montana Ct MOOROOPNA 3629	\$110,000	28/04/2018
2	12 Montana Ct MOOROOPNA 3629	\$110,000	02/11/2017
3	10 Montana Ct MOOROOPNA 3629	\$110,000	20/07/2017

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.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 64 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

4 Henleydale Drive, Mooroopna Vic 3629



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Indicative Selling Price

\$109,500

Median Vacant Land Price *

22/11/2017 - 22/11/2018: \$113,725

* Agent calculated median based on 64 sales



Rooms:

Property Type: Land

Land Size: 740 sqm approx

Agent Comments

Comparable Properties

8 Montana Ct MOOROOPNA 3629 (VG)

Agent Comments



Price: \$110,000

Method: Sale

Date: 28/04/2018

Rooms: -

Property Type: Land

Land Size: 811 sqm approx

12 Montana Ct MOOROOPNA 3629 (VG)

Agent Comments



Price: \$110,000

Method: Sale

Date: 02/11/2017

Rooms: -

Property Type: Land

10 Montana Ct MOOROOPNA 3629 (VG)

Agent Comments



Price: \$110,000

Method: Sale

Date: 20/07/2017

Rooms: -

Property Type: Land

Land Size: 809 sqm approx