

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

6 Tournament Drive, Mooroopna Vic 3629

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$230,000

House

X

Unit

Suburb or locality

Mooroopna

Period - From

01/04/2018

to

31/03/2019

Source

REIV

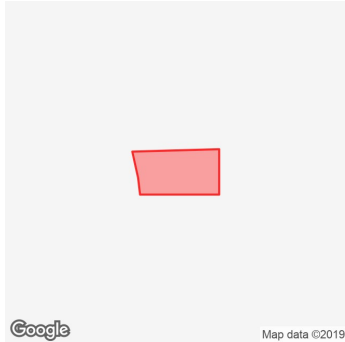
Comparable property sales (*Delete A or B below as applicable)

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	19 Windlass Av MOORoopNA 3629	\$355,000	03/11/2018
2	8 Blacksmith Av MOORoopNA 3629	\$350,000	07/01/2019
3	55 Kalimna Dr MOORoopNA 3629	\$340,000	06/06/2018

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$349,000

Median House Price
Year ending March 2019: \$230,000

Comparable Properties



19 Windlass Av MOOROOPNA 3629 (VG)

Agent Comments



Price: \$355,000
Method: Sale
Date: 03/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 644 sqm approx

8 Blacksmith Av MOOROOPNA 3629 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 07/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 779 sqm approx

55 Kalimna Dr MOOROOPNA 3629 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 06/06/2018
Rooms: -
Property Type: House (New - Detached)
Land Size: 756 sqm approx