

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	11 Joseph Street, Mooroopna Vic 3629
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$229,000

Median sale price

Median price	\$245,000	Hou	se X	Unit		Suburb or locality	Mooroopna
Period - From	15/09/2018	to	14/09/2019		Source	REIV	

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

Α* 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 Emma St MOOROOPNA 3629 \$246,000 05/12/2018 07/12/2018 2 53 Mckean St MOOROOPNA 3629 \$240,000 3

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.





11 Rosalind St MOOROOPNA 3629

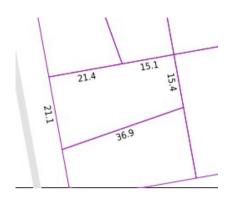
activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

\$231,000

12/06/2019

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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price \$229,000 **Median House Price**

15/09/2018 - 14/09/2019: \$245,000

Comparable Properties

19 Emma St MOOROOPNA 3629 (VG)

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Price: \$246,000 Method: Sale Date: 05/12/2018

Rooms: -

Property Type: House (Res) Land Size: 600 sqm approx **Agent Comments**







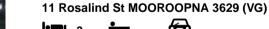






Rooms: -

Property Type: House (Res) Land Size: 730 sqm approx **Agent Comments**









Price: \$231,000 Method: Sale Date: 12/06/2019

Property Type: House (Res) Land Size: 870 sqm approx

Agent Comments

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