



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

11 Joseph Street, Mooroopna Vic 3629

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 House ☒ 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)

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 Emma St MOOROOPNA 3629	\$246,000	05/12/2018
2	53 Mckean St MOOROOPNA 3629	\$240,000	07/12/2018
3	11 Rosalind St MOOROOPNA 3629	\$231,000	12/06/2019

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: 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)

Agent Comments

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Price: \$246,000

Method: Sale

Date: 05/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 600 sqm approx



53 Mckean St MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$240,000

Method: Sale

Date: 07/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 730 sqm approx



11 Rosalind St MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$231,000

Method: Sale

Date: 12/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 870 sqm approx