

STATEMENT OF INFORMATION

80 CARR CRESCENT, MOOROOPNA, VIC 3629

PREPARED BY YOUR SOLD REAL ESTATE, 187 CORIO STREET SHEPPARTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



80 CARR CRESCENT, MOOROOPNA, VIC

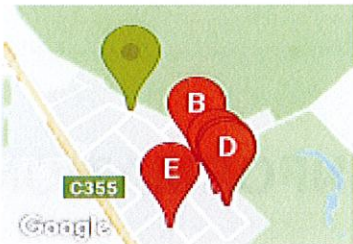
3 1 1

Indicative Selling Price

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

Price Range: **null**

MEDIAN SALE PRICE



MOOROOPNA, VIC, 3629

Suburb Median Sale Price (House)

\$238,500

01 April 2018 to 31 March 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



35 MACKELLAR CRES, MOOROOPNA, VIC 3629

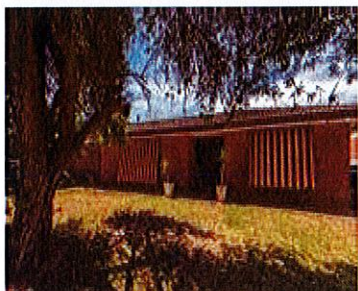
3 1 2

Sale Price

***\$200,000**

Sale Date: 14/05/2019

Distance from Property: 486m



4 ROSS ST, MOOROOPNA, VIC 3629

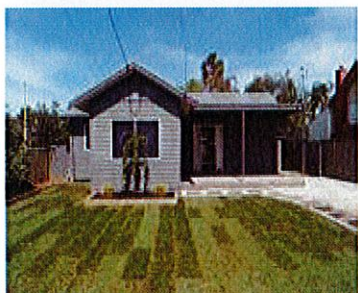
3 2 2

Sale Price

\$233,000

Sale Date: 27/02/2019

Distance from Property: 305m



41 MACKELLAR CRES, MOOROOPNA, VIC 3629

3 1 2

Sale Price

\$185,000

Sale Date: 10/01/2019

Distance from Property: 439m



This report has been compiled on 12/06/2019 by Your Sold Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

80 CARR CRESCENT, MOOROOPNA, VIC 3629

Indicative selling price

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

Price Range:

\$187,500

Median sale price

Median price

\$238,500

House

X

Unit

Suburb

MOOROOPNA

Period

01 April 2018 to 31 March 2019

Source

 pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
35 MACKELLAR CRES, MOOROOPNA, VIC 3629	*\$200,000	14/05/2019
4 ROSS ST, MOOROOPNA, VIC 3629	\$233,000	27/02/2019
41 MACKELLAR CRES, MOOROOPNA, VIC 3629	\$185,000	10/01/2019



33 MACKELLAR CRES, MOOROOPNA, VIC 3629  3  2  2

Sale Price

\$247,500

Sale Date: 11/12/2018

Distance from Property: 502m



75 MCKEAN ST, MOOROOPNA, VIC 3629  3  -  -

Sale Price

\$238,000

Sale Date: 24/01/2018

Distance from Property: 480m



33 MACKELLAR CRES, MOOROOPNA, VIC 3629	\$247,500	11/12/2018
75 MCKEAN ST, MOOROOPNA, VIC 3629	\$238,000	24/01/2018

