

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 ROSTRATA CRESCENT, MOOROOPNA, VIC 3629

Indicative selling price

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

Single Price: \$325,000

Median sale price

Median price

\$212,500

House

Unit

Suburb

MOOROOPNA

Period

01 July 2016 to 30 June 2017

Source



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
18 PELL CRES, MOOROOPNA, VIC 3629	\$316,500	16/06/2017
60 PELL CRES, MOOROOPNA, VIC 3629	\$310,000	23/12/2016
8 BELLEMARA DR, MOOROOPNA, VIC 3629	\$348,000	15/05/2017