

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.

Property offered for sale

Address
Including suburb and

18 EMMA STREET, MOOROOPNA, VIC 3629

Indicative selling price

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

Single Price: \$249,000

Median sale price

Median price

\$246,500

Property type

House

Suburb

MOOROOPNA

Period

01 October 2018 to 30 September 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

20 NORTON DR, MOOROOPNA, VIC 3629	\$225,000	03/04/2019
42 DAISY ST, MOOROOPNA, VIC 3629	\$245,000	04/09/2018
29 FAIRWAY DR, MOOROOPNA, VIC 3629	\$230,000	28/08/2018

This Statement of Information was prepared

09/10/2019

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 EMMA STREET, MOOROOPNA, VIC

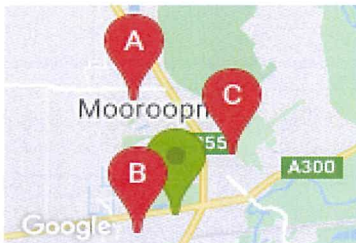
 3  1  2

Indicative Selling Price

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

Single Price: \$249,000

MEDIAN SALE PRICE



MOOROOPNA, VIC, 3629

Suburb Median Sale Price (House)

\$246,500

01 October 2018 to 30 September 2019

Provided by: 

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.



20 NORTON DR, MOOROOPNA, VIC 3629

 3  1  2

Sale Price

\$225,000

Sale Date: 03/04/2019

Distance from Property: 1.8km



42 DAISY ST, MOOROOPNA, VIC 3629

 3  1  1

Sale Price

\$245,000

Sale Date: 04/09/2018

Distance from Property: 602m



29 FAIRWAY DR, MOOROOPNA, VIC 3629

 3  1  1

Sale Price

\$230,000

Sale Date: 28/08/2018

Distance from Property: 1.2km



This report has been compiled on 09/10/2019 by Ray Dobson Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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