

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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	7 Helmer St MOOROOPNA 3629	\$245,000	06/12/2017
2	22 Helmer St MOOROOPNA 3629	\$245,000	30/10/2017
3	28 Helmer St MOOROOPNA 3629	\$210,000	18/07/2018

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.



Rooms:
Property Type: Hobby Farm < 20 ha
Land Size: 555 sqm approx
Agent Comments

Indicative Selling Price
\$269,000
Median House Price
Year ending September 2018: \$255,000

Comparable Properties

7 Helmer St MOORoopNA 3629 (VG)

Agent Comments



Price: \$245,000
Method: Sale
Date: 06/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 620 sqm approx



22 Helmer St MOORoopNA 3629 (VG)

Agent Comments



Price: \$245,000
Method: Sale
Date: 30/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 529 sqm approx

28 Helmer St MOORoopNA 3629 (VG)

Agent Comments



Price: \$210,000
Method: Sale
Date: 18/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 555 sqm approx