

Glenn Young 03 58208777 0438579993 glenn@youngsandco.com.au

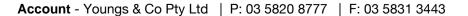
Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AE of the Estate Agents Act 1080

Section 47 AF of the Estate Agents Act 1											1115 ACI 1900	
Property offered for sale												
Address Including suburb or locality andpostcode		18 Westwood Drive, Mooroopna Vic 3629										
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Single price \$99,500												
Median sale price*												
Median price				House		Unit		Sub	urb or locality	Моо	Mooroopna	
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	8 Montana Ct MOOROOPNA 3629								\$110,000	4	28/04/2018	
2	4 Montana Ct MOOROOPNA 3629								\$110,000		13/10/2017	
3	9 Westwood Dr MOOROOPNA 3629								\$94,000	(07/03/2018	
OR B*		_	_				•		at fewer than the last eigh		•	

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF







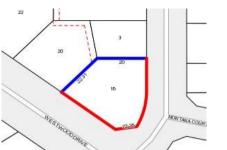
(2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price \$99,500 No median price available





Agent Comments

Comparable Properties

8 Montana Ct MOOROOPNA 3629 (VG)







Price: \$110,000 Method: Sale Date: 28/04/2018

Rooms: -

Property Type: Land

Land Size: 811 sqm approx

Agent Comments

4 Montana Ct MOOROOPNA 3629 (VG)

- إحيا





Price: \$110,000 Method: Sale Date: 13/10/2017

Rooms: -

Property Type: Land Land Size: 805 sqm approx **Agent Comments**

9 Westwood Dr MOOROOPNA 3629 (VG)

·**-**





Agent Comments

Price: \$94,000 Method: Sale Date: 07/03/2018

Rooms: -

Property Type: Land Land Size: 741 sqm approx

Account - Youngs & Co Pty Ltd | P: 03 5820 8777 | F: 03 5831 3443





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