

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

266 Echuca Road, Mooroopna Vic 3629

Indicative selling price

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

Single price \$239,000

Median sale price

Median price \$230,000 House ☒ Unit ☐ Suburb or locality Mooroopna

Period - From 01/01/2018 to 31/12/2018 Source REIV

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	246 Echuca Rd MOORoopNA 3629	\$245,000	12/09/2018
2	292 Echuca Rd MOORoopNA 3629	\$230,000	11/10/2018
3	205 Echuca Rd MOORoopNA 3629	\$230,000	17/05/2018

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.



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 680 sqm approx

Agent Comments

Comparable Properties



246 Echuca Rd MOOROOPNA 3629 (VG)

Agent Comments

3 - -

Price: \$245,000

Method: Sale

Date: 12/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 760 sqm approx



292 Echuca Rd MOOROOPNA 3629 (REI/VG)

Agent Comments

3 2 4

Price: \$230,000

Method: Private Sale

Date: 11/10/2018

Rooms: -

Property Type: House

Land Size: 670 sqm approx



205 Echuca Rd MOOROOPNA 3629 (REI/VG)

Agent Comments

3 1 2

Price: \$230,000

Method: Private Sale

Date: 17/05/2018

Rooms: -

Property Type: House

Land Size: 590 sqm approx