

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Ad Including subt locality andpost	ırb or	6 Greencastle Court, Mooroopna Vic 3629				
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between	\$500,000	&	\$550,000			

Median sale price

Median price	\$214,500	Hou	ıse X	Unit		Suburb or locality	Mooroopna
Period - From	01/07/2016	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	36 Canterbury Av SHEPPARTON 3630	\$550,000	16/06/2017
2	37 Canterbury Av SHEPPARTON 3630	\$522,000	24/06/2016
3	4 Wagtail Dr KIALLA 3631	\$507,000	26/07/2016

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: Land Land Size: 1205 sqm approx

Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median House Price** Year ending June 2017: \$214,500

Comparable Properties



36 Canterbury Av SHEPPARTON 3630 (VG)







Price: \$550,000 Method: Sale Date: 16/06/2017

Rooms: -

Property Type: House (Res) Land Size: 740 sqm approx

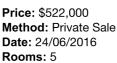
37 Canterbury Av SHEPPARTON 3630 (REI/VG) Agent Comments





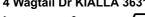






Property Type: House Land Size: 820 sqm approx

4 Wagtail Dr KIALLA 3631 (REI/VG)









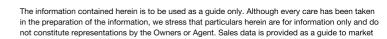
Price: \$507.000 Method: Private Sale Date: 26/07/2016

Rooms: -

Property Type: House Land Size: 1045 sqm approx **Agent Comments**

Agent Comments

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



activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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