

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

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

House

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.

	Address 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) **Agent Comments**



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**



Price: \$522,000
Method: Private Sale
Date: 24/06/2016
Rooms: 5
Property Type: House
Land Size: 820 sqm approx



4 Wagtail Dr KIALLA 3631 (REI/VG) **Agent Comments**



Price: \$507,000
Method: Private Sale
Date: 26/07/2016
Rooms: -
Property Type: House
Land Size: 1045 sqm approx