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 and postcode	5/23 ROSALIND STREET MOOROOPNA VIC 3629

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$345,000	Property type	Unit	Suburb	Mooroopna
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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 18 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
3/27 ALEXANDRA STREET MOOROOPNA VIC 3629	$300,000	10-Sep-25
1/7 JOSEPH STREET MOOROOPNA VIC 3629	$320,000	16-May-25
14 HELMER STREET MOOROOPNA VIC 3629	$320,000	21-Feb-25

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 18 months.~~

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3/27 ALEXANDRA STREET MOOROOPNA VIC 3629

3 1 2

Sold Price **$300,000** Sold Date **10-Sep-25**

Distance **1.24km**



1/7 JOSEPH STREET MOOROOPNA VIC 3629

2 1 2

Sold Price **$320,000** Sold Date **16-May-25**

Distance **1.73km**



14 HELMER STREET MOOROOPNA VIC 3629

2 1 1

Sold Price Sold Date **21-Feb-25**

Distance **2.17km**

RS = Recent sale **UN** = Undisclosed Sale

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