

## 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

2/11 SELLWOOD COURT MOORoopNA VIC 3629

### Indicative selling price

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

Single Price

\$315,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$330,500

Property type

Unit

Suburb

Mooroopna

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 5/13-14 CLYDESDALE COURT MOORoopNA VIC 3629 | \$315,000 | 22-Feb-24 |
| 4/12 HOMEWOOD DRIVE MOORoopNA VIC 3629      | \$358,000 | 26-Aug-24 |
| 1/7 MCFARLANE ROAD MOORoopNA VIC 3629       | \$320,000 | 06-Oct-23 |

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.~~

This Statement of Information was prepared on: 20 March 2025

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**5/13-14 CLYDESDALE COURT  
MOOROOPNA VIC 3629**

2 1 -

Sold Price

**\$315,000**

Sold Date **22-Feb-24**

Distance **0.45km**



**4/12 HOMEWOOD DRIVE  
MOOROOPNA VIC 3629**

2 1 2

Sold Price

**\$358,000**

Sold Date **26-Aug-24**

Distance **0.59km**



**1/7 MCFARLANE ROAD  
MOOROOPNA VIC 3629**

2 1 1

Sold Price

**\$320,000**

Sold Date **06-Oct-23**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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