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	9 MADGE COURT 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	$375,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$392,500	Property type	House	Suburb	Mooroopna
Period-from	01 Apr 2022	to	31 Mar 2023	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
91 EMMA STREET MOOROOPNA VIC 3629	$368,000	09-Jun-22
57 DAISY STREET MOOROOPNA VIC 3629	$365,000	18-Jul-22
22 MADGE COURT MOOROOPNA VIC 3629	$415,000	13-Sep-22

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 April 2023

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91 EMMA STREET MOOROOPNA VIC 3629

3 1 2

Sold Price **$368,000** Sold Date **09-Jun-22**

Distance **0.38km**



57 DAISY STREET MOOROOPNA VIC 3629

3 1 1

Sold Price **$365,000** Sold Date **18-Jul-22**

Distance **0.4km**



22 MADGE COURT MOOROOPNA VIC 3629

3 1 2

Sold Price **$415,000** Sold Date **13-Sep-22**

Distance **0.1km**

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

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