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	1/43-45 NORTHGATE 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	$249,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$310,000	Property type	Unit	Suburb	Mooroopna
Period-from	01 Jul 2024	to	30 Jun 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
3/43-45 NORTHGATE STREET MOOROOPNA VIC 3629	$255,000	06-May-24
4/43-45 NORTHGATE STREET MOOROOPNA VIC 3629	$235,000	25-Jan-25
3/56 OBRIEN STREET MOOROOPNA VIC 3629	$262,000	29-Nov-24

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: 07 July 2025

YOUNGS & Co REAL ESTATE

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3/43-45 NORTHGATE STREET MOOROOPNA VIC 3629

2 1 1

Sold Price **$255,000** Sold Date **06-May-24**

Distance **0km**



4/43-45 NORTHGATE STREET MOOROOPNA VIC 3629

2 1 1

Sold Price **$235,000** Sold Date **25-Jan-25**

Distance **0km**



3/56 OBRIEN STREET MOOROOPNA VIC 3629

2 1 1

Sold Price **$262,000** Sold Date **29-Nov-24**

Distance **0.2km**

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

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