

## 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

46 CHARLES STREET MOORoopNA VIC 3629

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Mooroopna

Period-from

01 Jun 2023

to

31 May 2024

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

32 CHARLES STREET MOORoopNA VIC 3629	\$460,000	17-Apr-23
22 GRAEME STREET MOORoopNA VIC 3629	\$415,000	05-Feb-24
7 LENNE STREET MOORoopNA VIC 3629	\$415,000	19-Feb-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: 11 June 2024

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**32 CHARLES STREET  
MOOROOPNA VIC 3629**

 3  2  2

Sold Price

**\$460,000**

Sold Date

**17-Apr-23**

Distance

**0.15km**



**22 GRAEME STREET MOOROOPNA  
VIC 3629**

 3  2  2

Sold Price

**\$415,000**

Sold Date

**05-Feb-24**

Distance

**1.76km**



**7 LENNE STREET MOOROOPNA  
VIC 3629**

 3  2  2

Sold Price

Sold Date

**19-Feb-24**

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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