

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 62 Hall Street Mooroopna Vic 3629

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$365,000

Median sale price

Median price \$360,000

Property type House

Suburb Mooroopna

Period - From June 2023

to

May 2024

Source RealEstate.com

Comparable property sales

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
58 Mclsaac Road Mooroopna Vic 3629	\$360,000	15/4/2024
46 McKellar Crescent Mooroopna Vic 3629	\$355,000	16/4/2024
28 Daisy Street Mooroopna Vic 3629	\$362,500	3/5/2024

This Statement of Information was prepared on: 17/6/2024