

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

68 PELL CRESCENT 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

or range
between

\$560,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

House

Suburb

Mooroopna

Period-from

01 Mar 2023

to

29 Feb 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

9 TYLABELLE TERRACE MOORoopNA VIC 3629	\$585,000	08-Mar-24
9 FAIRWAY DRIVE MOORoopNA VIC 3629	\$545,000	19-Oct-23
10 CIMMARON WAY KIALLA VIC 3631	\$563,555	15-Nov-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 2024



**9 TYLABELLE TERRACE
 MOORoopNA VIC 3629**

4 2 2

Sold Price ^{RS} **\$585,000** Sold Date **08-Mar-24**

Distance **1.07km**



**9 FAIRWAY DRIVE MOORoopNA
 VIC 3629**

4 2 2

Sold Price **\$545,000** Sold Date **19-Oct-23**

Distance **1.63km**



**10 CIMMARON WAY KIALLA VIC
 3631**

4 2 2

Sold Price **\$563,555** Sold Date **15-Nov-23**

Distance **4.44km**

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

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