

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**80 MACISAAC ROAD, MOORoopNA, VIC**

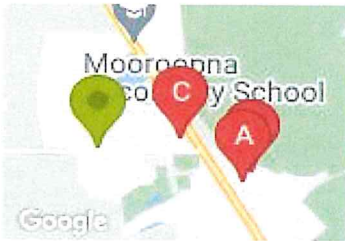
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## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$280,000 to \$308,000**

Provided by: Brett Creighton , Ray White Tatura

## MEDIAN SALE PRICE

**MOORoopNA, VIC, 3629**

Suburb Median Sale Price (House)

**\$382,500**

01 October 2022 to 30 September 2023

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

**67 CARR CRES, MOORoopNA, VIC 3629**

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Sale Price

**\$305,000**

Sale Date: 17/04/2023

Distance from Property: 1.1km

**83 CARR CRES, MOORoopNA, VIC 3629**

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Sale Price

**\$300,000**

Sale Date: 03/10/2022

Distance from Property: 1.1km

**8 ANDERSON ST, MOORoopNA, VIC 3629**

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Sale Price

**\$308,500**

Sale Date: 15/09/2022

Distance from Property: 591m.



This report has been compiled on 31/10/2023 by Ray White Tatura. Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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