

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

5 Cooney Street, Moolap

### 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 \$ 750,000 & \$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$839,000 \*House  \*Unit  Suburb or locality Moolap

Period - From 2 Jan 2018 to 2 Jan 2019 Source RP Data

### Comparable property sales

**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
1. 181 Townsend Road, Moolap	\$760,000	22 Dec 2018
2. 7 Cooney Street, Moolap	\$820,000	5 Apr 2018
3. 111 Whitehorse Road, Moolap	\$755,000	15 Mar 2018

**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.