

A photograph of a bright yellow bicycle leaning against a white picket fence. The bicycle has a wicker basket on the handlebars filled with pink flowers. The background shows a blurred street scene with trees and buildings. A yellow rectangular box is in the top right corner.

RayWhite.

**Statement
of
information**

28 NORTHGATE STREET, MOOROOPNA, VIC 3629
PREPARED BY BRETT CREIGHTON, RAY WHITE TATURA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**28 NORTHGATE STREET, MOOROOPNA,**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$420,000**

Provided by: Brett Creighton , Ray White Tatura

MEDIAN SALE PRICE

**MOOROOPNA, VIC, 3629**

Suburb Median Sale Price (House)

\$445,000

01 July 2024 to 30 June 2025

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 agents representative considers to be most comparable to the property for sale.

**29 MACKELLAR CRES, MOOROOPNA, VIC 3629**

Sale Price

\$405,000

Sale Date: 20/05/2025

Distance from Property: 823m

**7 ROSS ST, MOOROOPNA, VIC 3629**

Sale Price

\$418,000

Sale Date: 21/02/2025

Distance from Property: 1km

**40 PAISLEY CRES, MOOROOPNA, VIC 3629**

Sale Price

\$410,000

Sale Date: 21/02/2025

Distance from Property: 2.8km

This report has been compiled on 15/07/2025 by Ray White Tatura. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

28 NORTHGATE STREET, MOOROOPNA, VIC 3629

Indicative selling price

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

Single Price: \$420,000

Median sale price

Median price \$445,000

Property type

House

Suburb

MOOROOPNA

Period 01 July 2024 to 30 June 2025

Source

pricfinder

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

29 MACKELLAR CRES, MOOROOPNA, VIC 3629	\$405,000	20/05/2025
7 ROSS ST, MOOROOPNA, VIC 3629	\$418,000	21/02/2025
40 PAISLEY CRES, MOOROOPNA, VIC 3629	\$410,000	21/02/2025

This Statement of Information was prepared on: 15/07/2025