



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1465 Stumpy Gully Road,  
MOOROODUC 3933**

House



4 beds



3 baths



3 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,850,000 - \$2,000,000**

### Median sale price

Median **House** for **MOOROODUC** for period **Jan 2017 - Jan 2018**

Sourced from **Price finder**.

**\$1,400,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**255 Eramosa Road,**  
Mooroodic 3933

Price **\$1,950,000** Sold 22  
July 2017

**249 Bungower Road,**  
Somerville 3912

Price **\$1,750,000** Sold 27  
October 2017

**232 Eramosa Road,**  
Mooroodic 3933

Price **\$2,100,000** Sold 30  
January 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price finder.

### Contact agents



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