

STATEMENT OF INFORMATION

50 PELL CRESCENT, MOORoopNA VIC 3629

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SINGLE PRICE

\$629,000

3
BEDS

2
BATHS

2
CARS

PROPERTY OFFERED FOR SALE

50 PELL CRESCENT, MOORoopNA VIC 3629**3**

BEDS

2

BATHS

2

CARS

INDICATIVE SELLING PRICE

\$629,000

Single Price

consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

\$465,000

MOORoopNA / House

01 April 2025 to 31 March 2026

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.

4 LEWIS COURT, MOORoopNA VIC 3629**A**

Sale Date: 18/12/2025

Distance: 179m

\$650,000**4**

BEDS

2

BATHS

2

CARS

2 LEWIS COURT, MOORoopNA VIC 3629**B**

Sale Date: 3/09/2025

Distance: 148m

\$650,000**4**

BEDS

2

BATHS

4

CARS

8 SELLWOOD COURT, MOORoopNA VIC 3629**C**

Sale Date: 23/01/2026

Distance: 398m

\$666,000**3**

BEDS

2

BATHS

2

CARS

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: 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 indicative selling price 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.

Property offered for sale

Address **50 PELL CRESCENT, MOORoopNA VIC 3629**

Indicative selling price

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

Single Price: \$629,000

Median sale price

Median price	\$465,000	Property type	House	Suburb	MOORoopNA
Period	01 April 2025 to 31 March 2026	Source	Pricefinder / Property Data Solutions, via REA		

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 LEWIS COURT, MOORoopNA VIC 3629	\$650,000	18/12/2025
2 LEWIS COURT, MOORoopNA VIC 3629	\$650,000	3/09/2025
8 SELLWOOD COURT, MOORoopNA VIC 3629	\$666,000	23/01/2026

This Statement of Information was prepared on: 14/05/2026