

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

21 Charles Street, Moe Victoria 3825

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$155,000 & \$165,000

Median sale price

(*Delete house or unit as applicable)

Median price \$180,000 *House *Unit Suburb or locality Moe

Period - From July 2016 to June 2017 Source Corelogic

Comparable property sales (*Delete A or B below as applicable)

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. 25 Margaret Street, Moe Victoria 3825	\$150,000	23/9/2016
2. 24 Margaret Street, Moe Victoria 3825	\$165,000	18/4/2017
3. 13 Margaret Street, Moe Victoria 3825	\$150,000	12/9/2016

Property data source: CoreLogic. Generated on 30 April 2017.

Additional information about comparable sales.

(This page is optional – Delete this whole page if that is your preference)



Suburbville 88 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD Auction
TYPE House
LAND 830m2



Suburbville 77 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD Auction
TYPE House
LAND 830m2



Suburbville 66 Sample Street

4 BED 2 BATH 3 CAR 7 ROOMS

METHOD Auction
TYPE House
LAND 830m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 30 April 2017.