

# STATEMENT OF INFORMATION

7 BAXTER COURT, MOE, VIC 3825

PREPARED BY DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY SALES**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 BAXTER COURT, MOE, VIC 3825**



Indicative Selling Price

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

Single Price: **\$79,000**

## MEDIAN SALE PRICE



**MOE, VIC, 3825**

Suburb Median Sale Price (Vacant Land)

**\$117,750**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**20 ARAPILES DR, MOE, VIC 3825**



Sale Price

**\$72,500**

Sale Date: 03/10/2016

Distance from Property: 2.1km



**11 MARANOA PL, MOE, VIC 3825**



Sale Price

**\$97,500**

Sale Date: 12/07/2017

Distance from Property: 1.9km



This report has been compiled on 31/10/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

7 BAXTER COURT, MOE, VIC 3825

### Indicative selling price

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

Single Price: \$79,000

### Median sale price

Median price

\$117,750

House

Unit

Suburb

MOE

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
20 ARAPILES DR, MOE, VIC 3825	\$72,500	03/10/2016
11 MARANOA PL, MOE, VIC 3825	\$97,500	12/07/2017