







Danny Edebohls OPERTYSALI

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 BAXTER COURT, MOE, VIC 3825







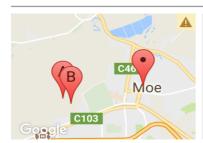
Indicative Selling Price

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

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



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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

Single Price:	\$79,000	

Median sale price

Median price	\$117,750	House	Unit	Suburb	MOE
Period	01 October 2016 to 30 2017	September	Source	p	ricefinder

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