



# STATEMENT OF INFORMATION

13 AUSTIN AVENUE, MOE, VIC-3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY SALES**





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**13 AUSTIN AVENUE, MOE, VIC 3825**

4 2 1

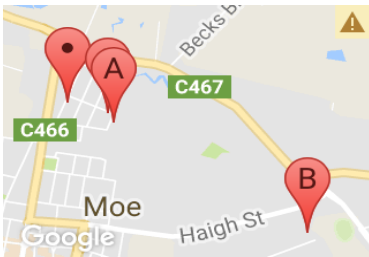
**Indicative Selling Price**

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

**Single Price: \$274,500**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

## MEDIAN SALE PRICE



**MOE, VIC, 3825**

**Suburb Median Sale Price (House)**

**\$180,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## 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.



**5 BURNSIDE ST, MOE, VIC 3825**

3 1 4

**Sale Price**

**\$270,000**

Sale Date: 01/11/2016

Distance from Property: 328m



**8 CATANI CRT, NEWBOROUGH, VIC 3825**

4 1 2

**Sale Price**

**\$262,500**

Sale Date: 03/04/2017

Distance from Property: 1.8km



**4 HYLAND ST, MOE, VIC 3825**

3 2 4

**Sale Price**

**\$249,500**

Sale Date: 11/07/2017

Distance from Property: 274m

This report has been compiled on 11/10/2017 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

13 AUSTIN AVENUE, 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: \$274,500

### Median sale price

Median price \$180,000

House

Unit

Suburb

MOE

Period

01 October 2016 to 30 September 2017

Source



### 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
5 BURNSIDE ST, MOE, VIC 3825	\$270,000	01/11/2016
8 CATANI CRT, NEWBOROUGH, VIC 3825	\$262,500	03/04/2017
4 HYLAND ST, MOE, VIC 3825	\$249,500	11/07/2017