STATEMENT OF INFORMATION

1/12 VIEW STREET, MOE, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES

Danny Edebohls
PROPERTYSALES

STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980

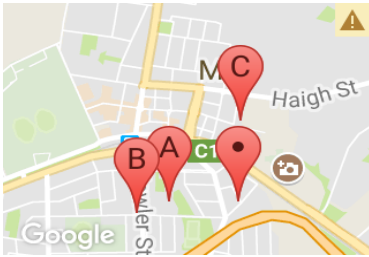### 1/12 VIEW STREET, MOE, VIC 3825
🛏 2   🛁 1   🚗 4

Indicative Selling Price

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

Single Price: **$249,500**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE

MOE, VIC, 3825

Suburb Median Sale Price (House)

$182,500

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.

12 BURRAGE ST, MOE, VIC 3825
🛏 3   🛁 1   🚗 2

Sale Price

$250,000

Sale Date: 14/09/2016

Distance from Property: 449m   Ⓐ

18 VALE ST, MOE, VIC 3825
🛏 3   🛁 1   🚗 5

Sale Price

$240,000

Sale Date: 22/04/2016

Distance from Property: 665m   Ⓑ

20 ALBERT ST, MOE, VIC 3825
🛏 3   🛁 1   🚗 1

Sale Price

$230,000

Sale Date: 24/05/2017

Distance from Property: 576m   Ⓒ

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	1/12 VIEW STREET, MOE, VIC 3825

Indicative selling price

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

Single Price:	$249,500

Median sale price

Median price	$182,500	House	X	Unit		Suburb	MOE
Period	01 October 2016 to 30 September 2017			Source		pricefinder	

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
12 BURRAGE ST, MOE, VIC 3825	$250,000	14/09/2016
18 VALE ST, MOE, VIC 3825	$240,000	22/04/2016
20 ALBERT ST, MOE, VIC 3825	$230,000	24/05/2017

CONSUMER AFFAIRS VICTORIA