

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

29 Stoddart Street Moe VIC 3825

Indicative selling price

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

Single Price

or range
between

\$170,000

&

\$185,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$210,000

Property type

House

Suburb

Moe

Period-from

01 Mar 2019

to

29 Feb 2020

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

31 Stoddart Street Moe VIC 3825	\$175,000	01-Aug-19
64 Langford Street Moe VIC 3825	\$183,000	25-Oct-19
11 Pruden Street Moe VIC 3825	\$185,000	28-Aug-19

OR

B* ~~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.~~

This Statement of Information was prepared on: 19 March 2020



Strzelecki Realty

Tanya Megaw

P 0356332858

M 0477012710

E tanya@strzeleckirealty.com.au



31 Stoddart Street Moe VIC 3825

Sold Price

\$175,000

Sold Date

01-Aug-19

3 1 2

Distance

0.02km



64 Langford Street Moe VIC 3825

Sold Price

\$183,000

Sold Date

25-Oct-19

3 1 1

Distance

1.26km



11 Pruden Street Moe VIC 3825

Sold Price

\$185,000

Sold Date

28-Aug-19

3 1 1

Distance

1.32km



40 Canberra Street Moe VIC 3825

Sold Price

\$155,000

Sold Date

04-Oct-19

3 1 1

Distance

0.09km



7 Service Road South Moe VIC 3825

Sold Price

\$145,000^{UN}

Sold Date

20-Nov-19

3 1 1

Distance

0.59km



41C Wirraway Street Moe VIC 3825

Sold Price

\$185,000

Sold Date

01-Oct-19

3 1 2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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10 Worth Crescent Moe VIC 3825

Sold Price

\$156,000

Sold Date

07-Aug-19

3 1 2

Distance

0.83km



12 Henry Street Moe VIC 3825

Sold Price

\$160,000

Sold Date

02-Aug-19

3 1 1

Distance

0.88km



30 Marshall Avenue Moe VIC 3825

Sold Price

\$170,000

Sold Date

12-Dec-19

3 1 3

Distance

0.88km



143 Service Road South Moe VIC 3825

Sold Price

\$178,500

Sold Date

30-Jul-19

3 1 1

Distance

0.97km



1 Hawker Street Moe VIC 3825

Sold Price

\$170,000

Sold Date

03-Dec-19

3 - -

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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