

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

46 AUSTIN AVENUE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

House

Suburb

Moe

Period-from

01 Aug 2023

to

31 Jul 2024

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

13 HUNTER STREET MOE VIC 3825	\$512,500	03-Jul-24
18 HIGH STREET MOE VIC 3825	\$530,000	30-Nov-23
54 DINWOODIE DRIVE NEWBOROUGH VIC 3825	\$530,000	12-Dec-23

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: 06 August 2024



13 HUNTER STREET MOE VIC 3825

Sold Price

^{RS} **\$512,500** ^{UN}

Sold Date

03-Jul-24

 3  2  2

Distance

0.16km



18 HIGH STREET MOE VIC 3825

Sold Price

\$530,000

Sold Date

30-Nov-23

 3  3  2

Distance

1.79km



**54 DINWOODIE DRIVE
NEWBOROUGH VIC 3825**

Sold Price

Sold Date

12-Dec-23

 3  2  3

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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