

## 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

32 GRAMPIANS DRIVE MOE VIC 3825

### Indicative selling price

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

Single Price

\$189,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$240,000

Property type

Land

Suburb

Moe

Period-from

01 May 2022

to

30 Apr 2023

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

23-25 LLOYD STREET MOE VIC 3825	265000	25-Jan-23
11 ST HELENA WAY MOE VIC 3825	240000	10-Feb-23
44 GRAMPIANS DRIVE MOE VIC 3825	178000	25-Nov-22

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: 09 May 2023



**23-25 LLOYD STREET MOE VIC 3825**

Sold Price

**265000**

Sold Date

**25-Jan-23**



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-

Distance

**1.9km**



**11 ST HELENA WAY MOE VIC 3825**

Sold Price

**240000**

Sold Date

**10-Feb-23**



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Distance

**0.45km**



**44 GRAMPIANS DRIVE MOE VIC 3825**

Sold Price

**178000**

Sold Date

**25-Nov-22**



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Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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