

STATEMENT OF INFORMATION

95 SERVICE ROAD, MOE, VIC 3825

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



95 SERVICE ROAD, MOE, VIC 3825

2 1 2

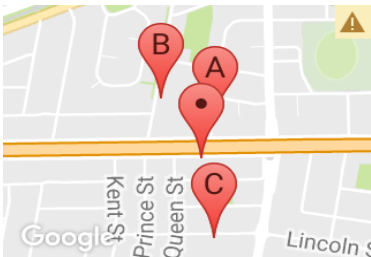
Indicative Selling Price

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

\$136,000

Provided by: Julie McGarry, Danny Edebohl's Property Sales

SUBURB MEDIAN



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$181,500

01 April 2016 to 31 March 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.



15 CALDWELL ST, MOE, VIC 3825

2 1 -

Sale Price

\$142,500

Sale Date: 07/03/2017

Distance from Property: 137m



37 TRUSCOTT RD, MOE, VIC 3825

2 1 2

Sale Price

\$120,000

Sale Date: 14/01/2017

Distance from Property: 247m



13 ELIZABETH ST, MOE, VIC 3825

3 1 1

Sale Price

\$135,000

Sale Date: 19/01/2017

Distance from Property: 290m



This report has been compiled on 07/06/2017 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2017 - 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

95 SERVICE ROAD, MOE, VIC 3825

Indicative selling price

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

Single Price / Range

\$136,000

Median sale price

Median price

\$181,500

House

X

Unit

Suburb

MOE

Period

01 April 2016 to 31 March 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
15 CALDWELL ST, MOE, VIC 3825	\$142,500	07/03/2017
37 TRUSCOTT RD, MOE, VIC 3825	\$120,000	14/01/2017
13 ELIZABETH ST, MOE, VIC 3825	\$135,000	19/01/2017