

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

7 Arapiles Drive 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

\$515,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$289,000

Property type

House

Suburb

Moe

Period-from

01 Jan 2021

to

31 Dec 2021

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

15 Ferguson Street Moe VIC 3825	\$455,000	29-Jun-21
33 Scorpio Drive Moe VIC 3825	\$437,500	10-Jun-21
27 High Street Moe VIC 3825	\$465,000	30-Sep-21

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.~~

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15 Ferguson Street Moe VIC 3825

Sold Price

\$455,000

Sold Date

29-Jun-21

3 2 5

Distance

2.31km



33 Scorpio Drive Moe VIC 3825

Sold Price

\$437,500

Sold Date

10-Jun-21

3 2 2

Distance

2.04km



27 High Street Moe VIC 3825

Sold Price

\$465,000

Sold Date

30-Sep-21

3 2 2

Distance

2.11km



58 Discovery Boulevard Moe VIC 3825

Sold Price

\$529,000

Sold Date

18-Jun-21

3 2 2

Distance

0.21km



43 Scorpio Drive Moe VIC 3825

Sold Price

^{RS} **\$490,000** ^{UN}

Sold Date

14-Dec-21

3 2 2

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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