

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

48 SCORPIO 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,500

Property type

House

Suburb

Moe

Period-from

01 Feb 2023

to

31 Jan 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

8 MORGAN COURT MOE VIC 3825	\$560,000	06-Feb-24
22 RAILWAY CRESCENT MOE VIC 3825	\$535,000	22-Mar-23
1 DISCOVERY BOULEVARD MOE VIC 3825	\$675,000	08-Jan-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.~~

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8 MORGAN COURT MOE VIC 3825

Sold Price

^{RS} **\$560,000** Sold Date **06-Feb-24**

4 2 4

Distance **1.49km**



22 RAILWAY CRESCENT MOE VIC 3825

Sold Price

\$535,000 Sold Date **22-Mar-23**

3 2 4

Distance **2.3km**



1 DISCOVERY BOULEVARD MOE VIC 3825

Sold Price

\$675,000 Sold Date **08-Jan-23**

4 2 3

Distance **2.06km**

RS = Recent sale

UN = Undisclosed Sale

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