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	Мое
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.

This Statement of Information was prepared on: 12 February 2024

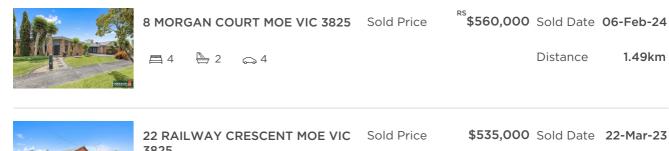


consumer.vic.gov.au



E aaron@strzeleckirealty.com.au

1.49km



\$535,000 Sold Date 22-Mar-23 3825 2 🚔 Distance 2.3km 酉 3 **\$**4



1 DISCOVERY BOULEVARD MOE			BOULEVARD MOE	Sold Price	\$675,000	Sold Date	08-Jan-23
	VIC 382	25					
A NUMBER OF STREET	圔 4	2	ça 3			Distance	2.06km

RS = Recent sale UN = Undisclosed Sale

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