

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

3 SPRINGWOOD CIRCUIT 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

\$198,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$203,000

Property type

Land

Suburb

Moe

Period-from

01 Dec 2023

to

30 Nov 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

16 JACARANDA CRESCENT MOE VIC 3825	\$175,000	23-Aug-24
16 NELSON DRIVE MOE VIC 3825	\$240,000	26-Feb-24
LOT 815 NAPOLEON BOULEVARD MOE VIC 3825	\$214,950	02-Oct-24

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: 05 December 2024



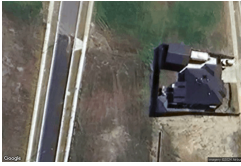
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**16 JACARANDA CRESCENT MOE
VIC 3825**

Sold Price

\$175,000

Sold Date **23-Aug-24**



Distance **0.23km**



16 NELSON DRIVE MOE VIC 3825

Sold Price

\$240,000

Sold Date **26-Feb-24**



Distance **3.06km**



**LOT 85 NAPOLEON BOULEVARD
MOE VIC 3825**

Sold Price

\$214,950

Sold Date **02-Oct-24**



Distance **2.76km**

RS = Recent sale

UN = Undisclosed Sale

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