# 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

	1/15 BURRAGE	STREET	MOE	VIC 3825
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## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$265,000	<del>or range</del> <del>between</del>	&	
n sale price				

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$258,500	Prope	erty type		Unit	Suburb	Мое
Period-from	01 Sep 2022	to	31 Aug 2	2023	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
1/24 BELL STREET MOE VIC 3825	\$260,000	08-Aug-22
2/20 BENNETT STREET MOE VIC 3825	\$260,000	17-May-22
4/26 SAXTONS DRIVE MOE VIC 3825	\$265,000	28-Nov-22

### 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.

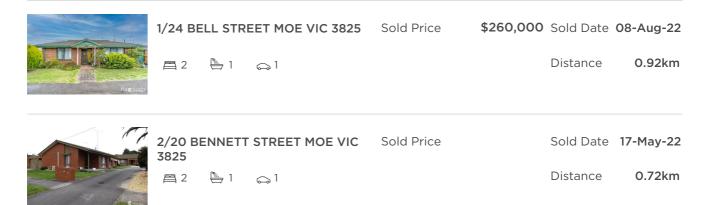
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4/26 S 3825	AXTON	S DRIVE MOE VIC	Sold Price	\$265,000 Sold	Date <b>28-Nov-22</b>
<b>E</b> 2	1	⇔1		Dista	ince <b>1.17km</b>

#### RS = Recent sale UN = Undisclosed Sale

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