# 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

69 LANGFORD STREET 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	or ran betwe	ັ <u>1,1/</u> ວ UUU	&	\$350,000				
Median sale price								
(*Delete house or unit as applicable)								
Madian Drian	EE 000 Dreparty type	Нацаа	Suburb	Maa				

Median Price	\$355,000	Prop	erty type House		Suburb	Мое	
Period-from	01 May 2023	to	30 Apr 2	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
5 JOHNSON STREET MOE VIC 3825	\$340,000	26-Sep-23
4 ALEXANDER AVENUE MOE VIC 3825	\$355,000	08-Jun-23
1 ALEXANDER AVENUE MOE VIC 3825	\$355,000	06-Aug-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.

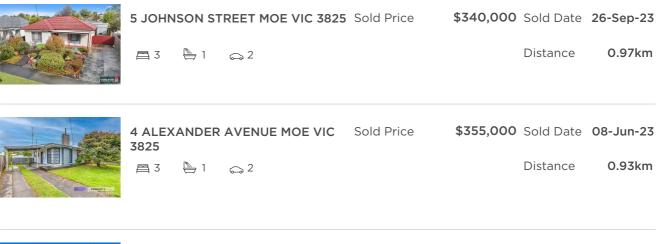
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consumer.vic.gov.au



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1 ALEXANDER AVENUE MOE VIC 3825		Sold Price	Sold Date C	)6-Aug-23	
昌 3	1	<b>⊜</b> 1		Distance	0.88km

RS = Recent sale UN = Undisclosed Sale

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