

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

Units 42 & 43 /48 Haigh Street, Moe

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 range between \$50,000 & \$55,000

Median sale price

(*Delete house or unit as applicable)

Median price \$138,250

*House

*Unit

Suburb
or locality

Moe

Period - From January 2017 to July 2017

Source www.realestate.com.au

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) 20 /48 Haigh Street, Moe	\$ 60,000	21/01/2017
2) 16 /48 Haigh Street, Moe	\$55,000	26/08/2016
3) 15 /48 Haigh Street, Moe	\$55,000	26/08/2016

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.