

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

4 Phelans Lane 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

\$280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$275,000

Property type

Other

Suburb

Moe

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/25A South Street Moe VIC 3825	\$273,100	19-Feb-21
87 Hampton Street Moe VIC 3825	\$215,000	16-Aug-21
39 Wirraway Street Moe VIC 3825	\$225,000	20-May-21

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: 01 September 2021



Strzelecki Realty

Aaron Megaw

P 03 5633 2858

M 0488 927 133

E aaron@strzeleckirealty.com.au



1/25A South Street Moe VIC 3825

Sold Price

\$273,100

Sold Date

19-Feb-21

3 1 1

Distance

0.27km



87 Hampton Street Moe VIC 3825

Sold Price

^{RS} **\$215,000**

Sold Date

16-Aug-21

3 1 2

Distance

0.29km



39 Wirraway Street Moe VIC 3825

Sold Price

\$225,000

Sold Date

20-May-21

3 1 3

Distance

0.32km



36 Vale Street Moe VIC 3825

Sold Price

Sold Date

14-Apr-21

3 1 2

Distance

0.39km



48 Hampton Street Moe VIC 3825

Sold Price

\$272,500

Sold Date

27-Jul-20

3 1 4

Distance

0.39km



23 Scott Avenue Moe VIC 3825

Sold Price

\$289,000

Sold Date

04-May-21

3 1 4

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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21 Scott Avenue Moe VIC 3825

Sold Price

\$290,000

Sold Date

25-Feb-21

3 1 3

Distance

0.41km



39 Hampton Street Moe VIC 3825

Sold Price

\$240,000

Sold Date

01-Feb-21

3 1 1

Distance

0.41km



19 Kingsford Street Moe VIC 3825

Sold Price

\$265,000

Sold Date

27-May-21

3 1 3

Distance

0.43km



15 Lincoln Street Moe VIC 3825

Sold Price

\$280,000

Sold Date

26-Oct-20

3 1 2

Distance

0.45km



51 Vale Street Moe VIC 3825

Sold Price

\$260,000

Sold Date

29-Jun-21

3 1 2

Distance

0.52km



78 Vale Street Moe VIC 3825

Sold Price

\$245,000

Sold Date

12-May-21

3 1 2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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87 Langford Street Moe VIC 3825

Sold Price

\$289,000

Sold Date

18-Jan-21

3 1 4

Distance

0.59km



31 Stoddart Street Moe VIC 3825

Sold Price

\$275,000

Sold Date

02-Mar-21

3 1 2

Distance

0.64km

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UN = Undisclosed Sale

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