

STATEMENT OF INFORMATION

95 WATSONS ROAD, MOE, VIC 3825

PREPARED BY DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



95 WATSONS ROAD, MOE, VIC 3825

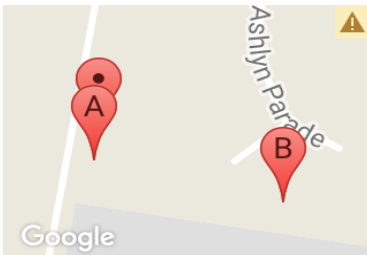
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$199,500

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (Vacant Land)

\$123,250

01 July 2016 to 30 June 2017

Provided by: **pricerfinder**

COMPARABLE PROPERTIES

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.



97 WATSONS RD, MOE, VIC 3825

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Sale Price

\$190,000

Sale Date: 06/07/2015

Distance from Property: 24m



2 SHARNEE CRT, MOE, VIC 3825

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Sale Price

\$192,500

Sale Date: 28/01/2016

Distance from Property: 162m



This report has been compiled on 01/09/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - www.pricerfinder.com.au

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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 and
postcode

95 WATSONS ROAD, MOE, VIC 3825

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$199,500

Median sale price

Median price

\$123,250

House

Unit

Suburb

MOE

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
97 WATSONS RD, MOE, VIC 3825	\$190,000	06/07/2015
2 SHARNEE CRT, MOE, VIC 3825	\$192,500	28/01/2016