

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	285 Coalville Road Moe South, 3825
---	------------------------------------

Indicative selling price

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

Range between	\$700,000 & \$750,000
---------------	-----------------------

Median sale price

Median price	\$275,000	Property Type	VACANT LAND	Suburb	MOE SOUTH VIC 3825
--------------	-----------	---------------	-------------	--------	--------------------

Period - From	31-Dec-2022	to	24-Apr-2023	Source	Pricefinder
---------------	-------------	----	-------------	--------	-------------

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.

This statement of information was prepared on 19-May-2023 at 12:44:30 PM EST