STATEMENT OF INFORMATION

3/3 HYLAND STREET, MOE, VIC 3825
PREPARED BY THOMAS ALOYSIUS, FREEDOM PROPERTY, PHONE: 0433 019 756

freedomPROPERTY
.COM.AU

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STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980

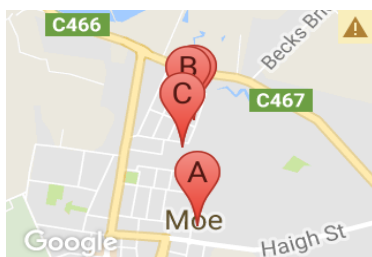### 3/3 HYLAND STREET, MOE, VIC 3825
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Indicative Selling Price

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

Price Range: **$120,000 to $130,000**

Provided by: Thomas Aloysius, Freedom Property

MEDIAN SALE PRICE

MOE, VIC, 3825

Suburb Median Sale Price (Unit)

$136,250

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.

2/33 BENNETT ST, MOE, VIC 3825
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Sale Price

$135,000

Sale Date: 30/10/2017

Distance from Property: 762m A

1/5 HYLAND ST, MOE, VIC 3825
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Sale Price

$137,500

Sale Date: 10/10/2017

Distance from Property: 37m B

2/2 EVELYN ST, MOE, VIC 3825
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Sale Price

$137,500

Sale Date: 04/09/2017

Distance from Property: 208m C

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	3/3 HYLAND STREET, MOE, VIC 3825

Indicative selling price

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

Price Range:	$120,000 to $130,000

Median sale price

Median price	$136,250	House	X	Unit		Suburb	MOE

Period	01 April 2017 to 31 March 2018	Source	pricefinder

Comparable property sales

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
2/33 BENNETT ST, MOE, VIC 3825	$135,000	30/10/2017
1/5 HYLAND ST, MOE, VIC 3825	$137,500	10/10/2017
2/2 EVELYN ST, MOE, VIC 3825	$137,500	04/09/2017