

STATEMENT OF INFORMATION

3/3 HYLAND STREET, MOE, VIC 3825

PREPARED BY THOMAS ALOYSIUS, FREEDOM PROPERTY, PHONE: 0433 019 756



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/3 HYLAND STREET, MOE, VIC 3825

2 1 1

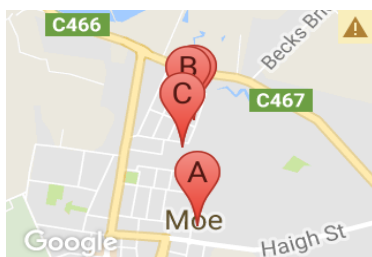
Indicative Selling Price

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

2 1 1

Sale Price

\$135,000

Sale Date: 30/10/2017

Distance from Property: 762m



1/5 HYLAND ST, MOE, VIC 3825

2 1 1

Sale Price

\$137,500

Sale Date: 10/10/2017

Distance from Property: 37m



2/2 EVELYN ST, MOE, VIC 3825

2 1 1

Sale Price

\$137,500

Sale Date: 04/09/2017

Distance from Property: 208m



This report has been compiled on 24/04/2018 by Freedom Property. Property Data Solutions Pty Ltd 2018 - www.pricefinder.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

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



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