# 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

127 LLOYD STREET MOE VIC 3825

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	5.5.50 000	&	\$360,000					
Median sale price									
(*Delete house or unit as applicable)									
Median Price	\$365,000	Property type	House	Suburb	Moe				

31 Oct 2023

### Comparable property sales (\*Delete A or B below as applicable)

01 Nov 2022

**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.

to

Address of comparable property	Price	Date of sale	
2C TRUSCOTT ROAD MOE VIC 3825	\$367,000	27-Oct-23	
38 HAWKER STREET MOE VIC 3825	\$347,000	22-May-23	
145 LLOYD STREET MOE VIC 3825	\$355,000	26-Oct-23	

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: 15 November 2023

Source



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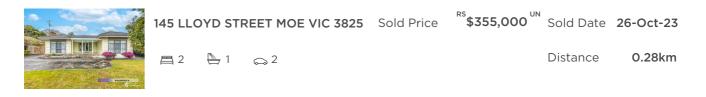
Harley Robinson M 0400119415 E harley.robinson@harcourts.com.au



	2C TRUSCOTT ROAD MOE VIC 3825			: So	old Price	<sup>RS</sup> \$367,000	Sold Date	27-Oct-23
	₫ 3	2	<b>⊜</b> 1				Distance	0.11km
•	70 11 4 1			7025 50	d Drico	\$747.000	Sold Data	22 May 27



38 HA\	WKER S	TREET M	OE VIC 3825	Sold Price	\$347,000	Sold Date	22-May-23
<b>=</b> 3	1	<u>⇔</u> 3				Distance	0.19km



#### RS = Recent sale UN = Undisclosed Sale

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