

STATEMENT OF INFORMATION

35 WATTLE TREE ROAD, MOE SOUTH, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 WATTLE TREE ROAD, MOE SOUTH, VIC  3  2  2

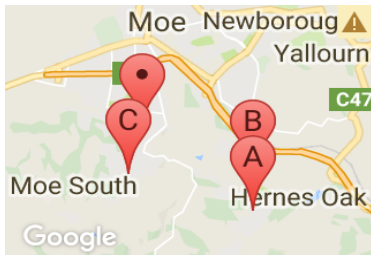
Indicative Selling Price

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

Single Price: **\$449,000**

Provided by: Stuart Wildblood, Danny Edebohl's Property Sales

MEDIAN SALE PRICE



MOE SOUTH, VIC, 3825

Suburb Median Sale Price (House)

\$545,000

01 July 2016 to 30 June 2017

Provided by: 

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 OUTLOOK WAY, HERNES OAK, VIC 3825

 3  2  2

Sale Price

\$434,000

Sale Date: 15/03/2016

Distance from Property: 3.7km



85 MCGRATHS TRK, HERNES OAK, VIC 3825

 3  1  4

Sale Price

\$449,000

Sale Date: 03/08/2017

Distance from Property: 3.2km



175 MOE SOUTH RD, MOE SOUTH, VIC 3825

 3  3  6

Sale Price

\$450,000

Sale Date: 06/09/2016

Distance from Property: 1.4km



This report has been compiled on 18/09/2017 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2017 - 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

35 WATTLE TREE ROAD, MOE SOUTH, VIC 3825

Indicative selling price

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

Single Price:

\$449,000

Median sale price

Median price

\$545,000

House

X

Unit

Suburb

MOE SOUTH

Period

01 July 2016 to 30 June 2017

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 OUTLOOK WAY, HERNES OAK, VIC 3825	\$434,000	15/03/2016
85 MCGRATHS TRK, HERNES OAK, VIC 3825	\$449,000	03/08/2017
175 MOE SOUTH RD, MOE SOUTH, VIC 3825	\$450,000	06/09/2016