

# 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 or  
locality and postcode

40 Service Road, Moe Vic 3825

### Indicative selling price

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

Single price

\$192,000

### Median sale price

Median price

\$207,500

Property type

House

Suburb

Moe Vic 3825

Period - From

01/10/2019

to

30/09/2019

Source

CoreLogic

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

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
1) 7 Phillip Street, Moe Vic 3825	\$156,000	12/06/2018
2) 14 Ross Avenue, Moe Vic 3825	\$144,000	08/05/2019
3) 35 Stoddart Street, Moe Vic 3825	\$170,000	25/01/2019

This Statement of Information was prepared on: 10<sup>th</sup> October 2019