

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

87 Hampton Street, Moe Vic 3825

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$390,000

Property Type

House

Suburb

Moe

Period - From

01/10/2022

to

31/12/2022

Source

REIV

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

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.

	Address of comparable property	Price	Date of sale
1	51 Fowler St MOE 3825	\$300,000	13/10/2022
2	36 Lincoln St MOE 3825	\$293,000	09/01/2023
3	27 Staff St MOE 3825	\$287,500	08/12/2022

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:

09/02/2023 16:02



Property Type: House (Res)

Land Size: 848 sqm approx

Agent Comments

Indicative Selling Price

\$299,000

Median House Price

December quarter 2022: \$390,000

Comparable Properties



51 Fowler St MOE 3825 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 13/10/2022

Property Type: House (Res)

Land Size: 650 sqm approx



36 Lincoln St MOE 3825 (REI/VG)

Agent Comments



Price: \$293,000

Method: Private Sale

Date: 09/01/2023

Property Type: House

Land Size: 591 sqm approx

27 Staff St MOE 3825 (VG)

Agent Comments



Price: \$287,500

Method: Sale

Date: 08/12/2022

Property Type: House (Res)

Land Size: 598 sqm approx