

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

37 Brock Street, Moe Vic 3825

Indicative selling price

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

Single price

\$238,000

Median sale price

Median price

\$208,000

Property type

House

Suburb

Moe Vic 3825

Period - From

01/08/2018

to

31/07/2019

Source

CoreLogic

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 |
|----------------------------------|-----------|--------------|
| 1 7 Austin Avenue, Moe Vic 3825 | \$235,000 | 21/05/2019 |
| 2 5 Austin Avenue, Moe Vic 3825 | \$247,500 | 16/05/2019 |
| 3 8 Bristol Street, Moe Vic 3825 | \$228,000 | 05/04/2019 |

This Statement of Information was prepared on: 19 / 08 / 2019