

STATEMENT OF INFORMATION

18 PRUDEN STREET, MOE, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 PRUDEN STREET, MOE, VIC 3825

3 1 -

Indicative Selling Price

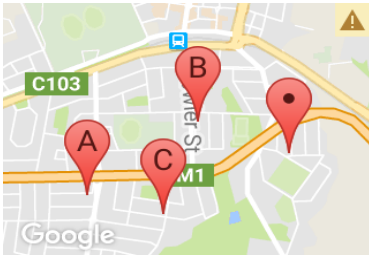
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$105,000 to \$115,000

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$185,000

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.



3 PHILLIP ST, MOE, VIC 3825

2 1 -

Sale Price

\$105,000

Sale Date: 26/04/2017

Distance from Property: 1.3km



49 FOWLER ST, MOE, VIC 3825

3 1 2

Sale Price

Price Withheld

Sale Date: 10/07/2017

Distance from Property: 635m



26 HAMPTON ST, MOE, VIC 3825

3 1 2

Sale Price

\$125,000

Sale Date: 29/11/2016

Distance from Property: 928m



This report has been compiled on 03/08/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

18 PRUDEN STREET, MOE, VIC 3825

Indicative selling price

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

Price Range:

\$105,000 to \$115,000

Median sale price

Median price

\$185,000

House

X

Unit

Suburb

MOE

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
3 PHILLIP ST, MOE, VIC 3825	\$105,000	26/04/2017
49 FOWLER ST, MOE, VIC 3825	Price Withheld	10/07/2017
26 HAMPTON ST, MOE, VIC 3825	\$125,000	29/11/2016