

STATEMENT OF INFORMATION

35 WATSONS ROAD, MOE, 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 WATSONS ROAD, MOE, VIC 3825

3 1 1

Indicative Selling Price

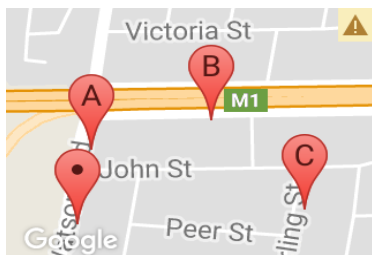
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$182,000

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

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$182,001

01 January 2017 to 31 December 2017

Provided by: pricerfinder

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.



25 WATSONS RD, MOE, VIC 3825

3 1 2

Sale Price

\$180,002

Sale Date: 06/09/2017

Distance from Property: 135m



179 SERVICE RD, MOE, VIC 3825

3 1 1

Sale Price

***\$190,000**

Sale Date: 28/07/2017

Distance from Property: 285m



3 STIRLING ST, MOE, VIC 3825

3 1 1

Sale Price

\$175,000

Sale Date: 19/07/2017

Distance from Property: 369m



This report has been compiled on 25/01/2018 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricerfinder.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 WATSONS ROAD, MOE, VIC 3825

Indicative selling price

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

Single Price:

\$182,000

Median sale price

Median price

\$182,001

House

X

Unit

Suburb

MOE

Period

01 January 2017 to 31 December 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
25 WATSONS RD, MOE, VIC 3825	\$180,002	06/09/2017
179 SERVICE RD, MOE, VIC 3825	*\$190,000	28/07/2017
3 STIRLING ST, MOE, VIC 3825	\$175,000	19/07/2017