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	65 Moore Street, Moe Vic 3825

Indicative selling price

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

Single price | $365,000

Median sale price

Median price	$297,050	Property Type	House	Suburb	Moe
Period - From	01/01/2021	to	31/03/2021	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	10 Guy St NEWBOROUGH 3825	$350,000	18/02/2021
2	295 Old Sale Rd NEWBOROUGH 3825	$340,000	06/01/2021
3	39 Abbott St MOE 3825	$340,000	27/01/2021

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: | 20/04/2021 15:15

CONSUMER AFFAIRS VICTORIA

65 Moore Street, Moe Vic 3825

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Property Type: House (Previously Occupied - Detached)
Land Size: 1172 sqm approx

Agent Comments

Indicative Selling Price
$365,000
Median House Price
March quarter 2021: $297,050

Comparable Properties

10 Guy St NEWBOROUGH 3825 (VG)

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Price: $350,000
Method: Sale
Date: 18/02/2021
Property Type: House (Res)
Land Size: 1013 sqm approx

Agent Comments

295 Old Sale Rd NEWBOROUGH 3825 (REI/VG)

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Price: $340,000
Method: Private Sale
Date: 06/01/2021
Property Type: House
Land Size: 754 sqm approx

Agent Comments

39 Abbott St MOE 3825 (REI)

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Price: $340,000
Method: Private Sale
Date: 27/01/2021
Property Type: House
Land Size: 684 sqm approx

Agent Comments