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 and postcode

119 SERVICE ROAD SOUTH 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	\$299,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$358,500	Prop	erty type		House	Suburb	Мое
Period-from	01 Oct 2023	to	30 Sep 2	2024	Source		Corelogic

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
28 JOHN STREET MOE VIC 3825	\$327,500	24-Jul-24
18 ALEXANDER AVENUE MOE VIC 3825	\$315,000	05-Oct-23
50 KING STREET MOE VIC 3825	\$330,000	17-Sep-24

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.

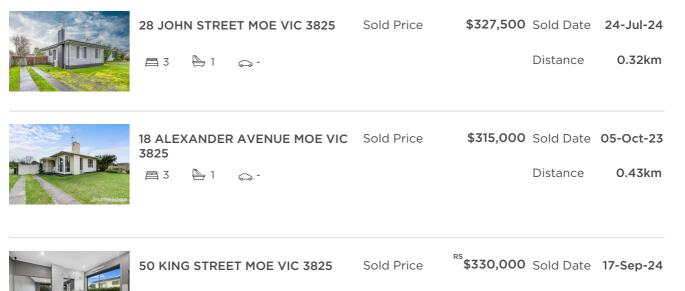
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consumer.vic.gov.au

Strzelecki Realty Aaron Megaw P 03 5633 2858 M 0488 927 133

E aaron@strzeleckirealty.com.au



Distance 0.61km

□ 3 **○** 1 **○** 1

RS = Recent sale UN = Undisclosed Sale

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