



STATEMENT OF INFORMATION

31 WIRRANA DRIVE, 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



31 WIRRANA DRIVE, MOE, VIC 3825

4 2 2

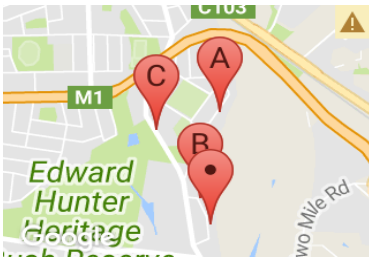
Indicative Selling Price

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

Single Price: **\$359,000**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$175,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

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.



21 LISLE ST, MOE, VIC 3825

4 2 4

Sale Price

\$335,000

Sale Date: 08/08/2016

Distance from Property: 809m



11 WIRRANA DR, MOE, VIC 3825

4 2 2

Sale Price

\$377,000

Sale Date: 14/08/2017

Distance from Property: 197m



25 COALVILLE RD, MOE, VIC 3825

3 2 2

Sale Price

\$359,000

Sale Date: 13/01/2018

Distance from Property: 763m



This report has been compiled on 14/05/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.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

31 WIRRANA DRIVE, MOE, VIC 3825

Indicative selling price

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

Single Price:

\$359,000

Median sale price

Median price

\$175,000

House

X

Unit

Suburb

MOE

Period

01 April 2017 to 31 March 2018

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
21 LISLE ST, MOE, VIC 3825	\$335,000	08/08/2016
11 WIRRANA DR, MOE, VIC 3825	\$377,000	14/08/2017
25 COALVILLE RD, MOE, VIC 3825	\$359,000	13/01/2018