



GreatOceanRoad

REALESTATE

Statement of Information

Prepared on: 17.01.18

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 47 Boyd Avenue, Moggs Creek, VIC 3231

Indicative selling price

Single price \$530,000

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales

Address of comparable property		Price	Date of sale
1	535 Great Ocean Road, Moggs Creek	\$2,005,000	20 th December 2017
2	4 Timbara Cluster, Fairhaven	\$2,100,000	17 th October 2017
3	27 Robyn Road, Moggs Creek	\$900,000	22 nd September 2017