

# 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 or  
locality and postcode

318 Old Coach Road, Moondarra

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$495,000

or range between

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\$

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$226,375

\*House



\*Unit



Suburb  
or locality

Moe/Newborough

Period - From

APRIL 2018

to

MAY 18

Source

[www.realestate.com.au](http://www.realestate.com.au)

### 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) 919 Moe Rawson Road, Tanjil South	\$712,000	April 2018
2) 881 Moe Rawson Road, Tanjil South	\$510,000	July 2017
3) 160 Boola Boola Road, Yallourn North	\$465,000	April 2018

**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.