

STATEMENT OF INFORMATION

12 MONTE CRESCENT, MOE, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 MONTE CRESCENT, MOE, VIC 3825

2 1 1

Indicative Selling Price

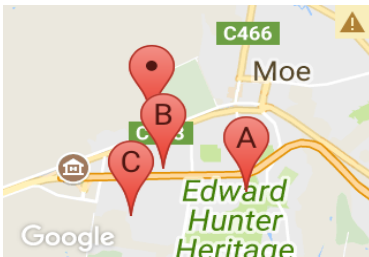
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$169,950

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$178,000

01 January 2018 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.



101 FOWLER ST, MOE, VIC 3825

2 1 -

Sale Price

\$165,000

Sale Date: 21/07/2017

Distance from Property: 1.6km



47 TRUSCOTT RD, MOE, VIC 3825

2 1 -

Sale Price

\$159,000

Sale Date: 20/11/2017

Distance from Property: 706m



27 KING ST, MOE, VIC 3825

2 1 1

Sale Price

\$158,000

Sale Date: 06/10/2017

Distance from Property: 1.4km



This report has been compiled on 24/04/2018 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

12 MONTE CRESCENT, MOE, VIC 3825

Indicative selling price

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

Single Price:

\$169,950

Median sale price

Median price

\$178,000

House

X

Unit

Suburb

MOE

Period

01 January 2018 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
101 FOWLER ST, MOE, VIC 3825	\$165,000	21/07/2017
47 TRUSCOTT RD, MOE, VIC 3825	\$159,000	20/11/2017
27 KING ST, MOE, VIC 3825	\$158,000	06/10/2017