Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Section 47 At Of the Estate Agents Act 190 | | | | | | | | |
|--|--|--|--|--|---|--|--|--|
| | | | | | | | | |
| Property offered for sale | | | | | | | | |
| Address uburb or oostcode Unit | Unit 2 / 5 Evelyn Street, 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 \$149,900 | | | | | | | | |
| Median sale price | | | | | | | | |
| \$125,500 | Property type Unit | | | | Suburb Moe Vic 3825 | | | |
| Feb 2018 | to | Sept 2018 | Source | www.realest | estate.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) 2/2 EVELYN STREET, MOE 3825 | | | | | \$\$137 | ,500 | 04/09/2017 | |
| 2) 2/8 HYLAND STREET, MOE 3825 | | | | | \$\$132 | ,000 | 24/07/2018 | |
| 3) 1/1 BAXTER COURT, MOE 3825 | | | | | | ,000 | 04/08/2018 | |
| | Address uburb or postcode elling price g of this price state graph of the price state of the price state of the price state of the price state of the property state of the three pagent or agent or agent or agent or street, MCD STREET | Address uburb or postcode Pelling price g of this price see consurate see see see see see see see see see s | Address uburb or postcode Pelling price g of this price see consumer.vic.gov.au gle price \$149,900 Property ty Feb 2018 to Sept 2018 Property sales (*Delete A or are the three properties sold within fiv agent or agent's representative consider property I STREET, MOE 3825 STREET, MOE 3825 | Address uburb or postcode Plling price g of this price see consumer.vic.gov.au/underquotingle price \$125,500 Property type Property type Property type Property sales (*Delete A or B below a are the three properties sold within five kilometres agent or agent's representative considers to be more approperty STREET, MOE 3825 STREET, MOE 3825 | Address uburb or postcode Clling price g of this price see consumer.vic.gov.au/underquoting (*Delete s gle price \$149,900 Price \$125,500 Property type Unit Feb 2018 to Sept 2018 Source www.realest Property sales (*Delete A or B below as applical are the three properties sold within five kilometres of the proper agent or agent's representative considers to be most comparable property STREET, MOE 3825 STREET, MOE 3825 | Address uburb or postcode Unit 2 / 5 Evelyn Street, Moe Vic 3825 Pelling price g of this price see consumer.vic.gov.au/underquoting (*Delete single price gle price \$149,900 Property type Unit Suburb Feb 2018 to Sept 2018 Source www.realestate.com. Property sales (*Delete A or B below as applicable) are the three properties sold within five kilometres of the property for sa agent or agent's representative considers to be most comparable to the mparable property Price STREET, MOE 3825 \$\$132 | Address uburb or postcode Plling price g of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as gle price \$149,900 Property type Unit Suburb Moe Vic 3825 Feb 2018 to Sept 2018 Source www.realestate.com.au Property sales (*Delete A or B below as applicable) are the three properties sold within five kilometres of the property for sale in the last 1 agent or agent's representative considers to be most comparable to the property for sale in the STREET, MOE 3825 STREET, MOE 3825 \$\$137,500 | |

This Statement of Information was prepared on: 14 / 09 / 2018

