

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

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

Median price

\$125,500

Property type

Unit

Suburb

Moe Vic 3825

Period - From

Feb 2018

to

Sept 2018

Source

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) 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	\$\$155,000	04/08/2018

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