

STATEMENT OF INFORMATION

1/15 BURRAGE STREET, 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



1/15 BURRAGE STREET, MOE, VIC 3825

2 1 -

Indicative Selling Price

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

Single Price:

\$135,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (Unit)

\$138,500

01 April 2017 to 30 June 2017

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.



15/15 BURRAGE ST, MOE, VIC 3825

2 1 -

Sale Price

\$119,500

Sale Date: 07/09/2016

Distance from Property: 78m



6/15 BURRAGE ST, MOE, VIC 3825

2 1 -

Sale Price

\$121,000

Sale Date: 13/08/2016

Distance from Property: 32m



28/15 BURRAGE ST, MOE, VIC 3825

2 1 1

Sale Price

\$137,000

Sale Date: 21/04/2016

Distance from Property: 30m



This report has been compiled on 24/08/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - 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

1/15 BURRAGE STREET, MOE, VIC 3825

Indicative selling price

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

Single Price:

\$135,000

Median sale price

Median price

\$138,500

House

Unit

X

Suburb

MOE

Period

01 April 2017 to 30 June 2017

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
15/15 BURRAGE ST, MOE, VIC 3825	\$119,500	07/09/2016
6/15 BURRAGE ST, MOE, VIC 3825	\$121,000	13/08/2016
28/15 BURRAGE ST, MOE, VIC 3825	\$137,000	21/04/2016