# 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 and postcode

22 CHARLES STREET MOE VIC 3825

#### Indicative selling price

Period-from

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

Single Price		or rang betwee	3/20/000	&	\$275,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$355,000	Property type	House	Suburb	Мое

31 Jul 2024

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Aug 2023

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.

to

Address of comparable property	Price	Date of sale
9 YORK STREET MOE VIC 3825	\$250,000	09-May-24
19 EDWARD STREET MOE VIC 3825	\$248,000	09-Oct-23

#### 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.

This Statement of Information was prepared on: 24 August 2024

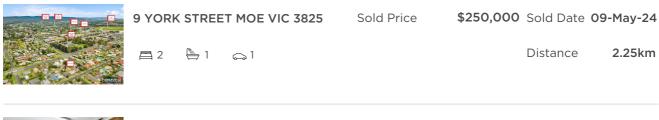


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consumer.vic.gov.au



Benjamin Codling M 0448182707 E ben.codling@bawbawrealestate.com.au





**19 EDWARD STREET MOE VIC 3825** Sold Price \$248,000 Sold Date 09-Oct-23 Distance 0.45km

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**RS** = Recent sale UN = Undisclosed Sale

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