





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 ARAPILES DRIVE, MOE, VIC 3825







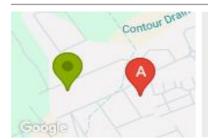
Indicative Selling Price

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

Single Price: \$295,000

Provided by: Emma Dawson, John Kerr and Associates Real Estate (Moe) Pty Ltd

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (Vacant Land)

\$214,950

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



3 WIMMERA WAY, MOE, VIC 3825







Sale Price

\$270,000

Sale Date: 27/11/2024

Distance from Property: 236m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
---------------------------	-----	-------	---------	-----	------

Address Including suburb and postcode	29 ARAPILES DRIVE, MOE, VIC 3825
---	----------------------------------

Indicative selling price

41	:	- £ 41- : -	!		consumer.	:	/ l	
For the	meaning	OT THIS	nrice	566	consumer	VIC GOV	all/linderd	ממוזמוווי
01 1110	mouning	01 11110	PIIOC		concurrent.	vio.gov.	.aa, ai iaci c	1000119

Single Price:	\$295,000

Median sale price

Median price	\$214,950	\$214,950 Property type		Suburb	MOE
Period	01 January 2024 to 31 2024	December	Source	F	oricefinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
3 WIMMERA WAY, MOE, VIC 3825	\$270,000	27/11/2024

This Statement of Information was prepared on:

28/03/2025

