

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

1 Langford 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

\$420

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$169,750

Property type

Unit

Suburb

Moe

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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

16 Eden Street Moe VIC 3825	\$395,000	07-Jul-21
23 Cemetery Road Moe VIC 3825	\$420,000	01-Jul-21
3 Banksia Street Newborough VIC 3825	\$410,000	19-Mar-21

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: 18 November 2021



Strzelecki Realty

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16 Eden Street Moe VIC 3825

Sold Price

\$395,000

Sold Date

07-Jul-21

3 2 1

Distance

1km



23 Cemetery Road Moe VIC 3825

Sold Price

\$420,000

Sold Date

01-Jul-21

3 2 2

Distance

1.21km



3 Banksia Street Newborough VIC 3825

Sold Price

\$410,000

Sold Date

19-Mar-21

3 2 2

Distance

1.26km



64 Coalville Road Moe VIC 3825

Sold Price

\$445,000

Sold Date

20-Aug-21

3 2 2

Distance

1.48km



33 Scorpio Drive Moe VIC 3825

Sold Price

\$437,500

Sold Date

10-Jun-21

3 2 2

Distance

2.32km



10 Florence Avenue Moe VIC 3825

Sold Price

\$415,000

Sold Date

22-Jun-21

3 2 2

Distance

2.41km

RS = Recent sale

UN = Undisclosed Sale

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32 Murray Road Newborough VIC 3825

Sold Price

\$410,000

Sold Date

26-May-21



3



2



2

Distance

2.67km



8 Guy Street Newborough VIC 3825

Sold Price

\$400,000

Sold Date

08-Jul-21



3



2



2

Distance

2.76km

RS = Recent sale

UN = Undisclosed Sale

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