

# STATEMENT OF INFORMATION

27 MARGARET 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



**27 MARGARET STREET, MOE, VIC 3825**

3 2 6

### Indicative Selling Price

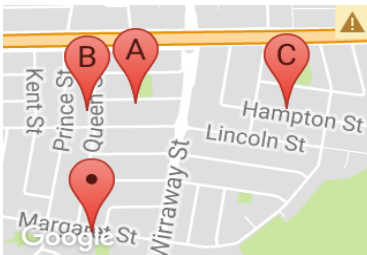
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$209,900**

Provided by: Stuart Wildblood, Danny Edebohl's Property Sales

## MEDIAN SALE PRICE



**MOE, VIC, 3825**

Suburb Median Sale Price (House)

**\$179,000**

01 January 2018 to 31 March 2018

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 RICHARD ST, MOE, VIC 3825**

3 1 1

Sale Price

**\$195,000**

Sale Date: 16/05/2017

Distance from Property: 487m



**24 QUEEN ST, MOE, VIC 3825**

3 2 1

Sale Price

**\$200,000**

Sale Date: 18/03/2017

Distance from Property: 439m



**40 HAMPTON ST, MOE, VIC 3825**

3 1 1

Sale Price

**\$210,000**

Sale Date: 25/01/2018

Distance from Property: 773m



This report has been compiled on 04/06/2018 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

27 MARGARET STREET, MOE, VIC 3825

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$209,900

Median sale price

Median price

\$179,000

House

X

Unit

Suburb

MOE

Period

01 January 2018 to 31 March 2018

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 RICHARD ST, MOE, VIC 3825   | \$195,000 | 16/05/2017   |
| 24 QUEEN ST, MOE, VIC 3825     | \$200,000 | 18/03/2017   |
| 40 HAMPTON ST, MOE, VIC 3825   | \$210,000 | 25/01/2018   |