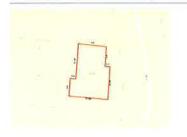






STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/1 LIBRA CRESCENT, MOE, VIC 3825







Indicative Selling Price

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

Price Range:

null

Provided by: Janice Malady, John Kerr and Associates Pty Ltd

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (Unit)

\$139,000

01 October 2019 to 30 September 2020

Provided by: pricefinder

COMPARABLE PROPERTIES



5/25 MONASH RD, NEWBOROUGH, VIC 3825 🚊 2 😓 1







Sale Price

\$240,000





1/25 MONASH RD, NEWBOROUGH, VIC 3825







Sale Price

\$238,000

Distance from Property: 3.4km



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
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Including subu	ddress rb and stcode	/1 LIBRA CR	ESCENT, MOE	E, VIC 3825			
Indicative se	elling pri	ce					
For the meaning	of this pric	ce see consun	ner.vic.gov.au/un	derquoting			
Price R	lange:						
Median sale	price						
Median price	\$139,00	0	Property type	Unit	Suburb	MOE	

Comparable property sales

2020

Period

01 October 2019 to 30 September

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.

Source

Address of comparable property	Price	Date of sale	
5/25 MONASH RD, NEWBOROUGH, VIC 3825	\$240,000	08/04/2020	
1/25 MONASH RD, NEWBOROUGH, VIC 3825	\$238,000	12/03/2020	

This Statement of Information was prepared on:

05/10/2020

pricefinder



