

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

3 MENA 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

or range
between

\$449,500

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$358,500

Property type

House

Suburb

Moe

Period-from

01 Oct 2023

to

30 Sep 2024

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

32 ANZAC ROAD TRAFALGAR VIC 3824	\$450,000	22-Feb-24
7 KITCHENER STREET TRAFALGAR VIC 3824	\$455,000	25-Jul-23
4 DODEMAIDES ROAD TRAFALGAR VIC 3824	\$455,000	18-Dec-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: 19 October 2024



32 ANZAC ROAD TRAFALGAR VIC 3824 Sold Price **\$450,000** Sold Date **22-Feb-24**

3 1 1

Distance **8.82km**



7 KITCHENER STREET TRAFALGAR VIC 3824 Sold Price **\$455,000** Sold Date **25-Jul-23**

3 1 1

Distance **9.63km**



4 DODEMAIDES ROAD TRAFALGAR VIC 3824 Sold Price Sold Date **18-Dec-23**

3 1 1

Distance **9.65km**

RS = Recent sale

UN = Undisclosed Sale

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