

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

6 Phelans Lane 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

\$197,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$275,000

Property type

Other

Suburb

Moe

Period-from

01 Sep 2020

to

31 Aug 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

6/1 High Street Moe VIC 3825	\$145,000	08-Feb-21
5 Hunter Street Moe VIC 3825	\$175,000	24-Dec-20
17 Guy Street Newborough VIC 3825	\$195,000	23-Sep-20

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: 01 September 2021



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6/1 High Street Moe VIC 3825

Sold Price

\$145,000

Sold Date

08-Feb-21

4 1 2

Distance

0.97km



5 Hunter Street Moe VIC 3825

Sold Price

\$175,000

Sold Date

24-Dec-20

4 1 2

Distance

2.51km



17 Guy Street Newborough VIC 3825

Sold Price

\$195,000

Sold Date

23-Sep-20

4 1 1

Distance

3.1km

RS = Recent sale

UN = Undisclosed Sale

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