

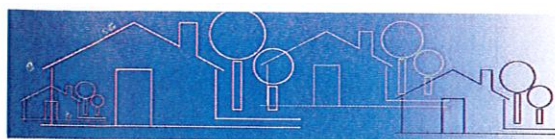
STATEMENT OF INFORMATION

4 HYLAND STREET, MOE, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 HYLAND STREET, MOE, VIC 3825

4 2 4

Indicative Selling Price

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

\$230,000 to \$250,000

Provided by: Clinton Taylor, Danny Edebohls Property Sales

SUBURB MEDIAN



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$180,000

01 April 2016 to 31 March 2017

Provided by: pricerfinder

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.

13 MERTON CRT, NEWBOROUGH, VIC

3825

4 2 2



Sale Price

***\$245,000**

Sale Date: 30/03/2017

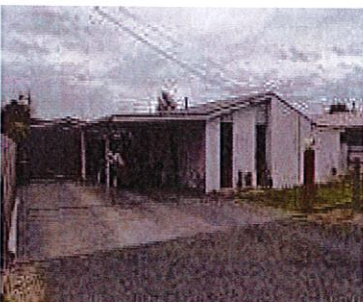
Distance from Property: 1.6km



10 OLD SALE RD, MOE, VIC 3825

3

4 2



Sale Price

\$230,000

Sale Date: 17/01/2017

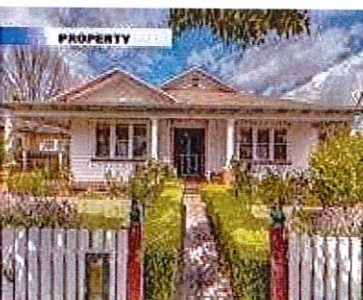
Distance from Property: 361m



14 RESERVOIR RD, MOE, VIC 3825

2

4 2



Sale Price

\$257,000

Sale Date: 20/12/2016

Distance from Property: 1.6km





7 CARBINE ST, MOE, VIC3825

4 2 2

Sale Price

\$225,000

Sale Date: 06/04/2016

Distance from Property: 1.6km



This report has been compiled on 05/06/2017 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2017 - 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

4 HYLAND STREET, MOE, VIC 3825

Address

Including suburb and postcode

Indicative selling price

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

\$230,000 to \$250,000

Single Price / Range

Median sale price

Median price

\$180,000

House

☒

Unit

☐

Suburb

MOE

Period

01 April 2016 to 31 March 2017

Source

pricfinder

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

13 MERTON CRT, NEWBOROUGH, VIC 3825	*\$245,000	30/03/2017
10 OLD SALE RD, MOE, VIC 3825	\$230,000	17/01/2017
14 RESERVOIR RD, MOE, VIC 3825	\$257,000	20/12/2016
7 CARBINE ST, MOE, VIC 3825	\$225,000	06/04/2016

consumer.vic.gov.au/