Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode

3/49 SWEETWATER PLACE 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	\$319,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$258,500	Prop	rty type Unit		Suburb	Moe	
Period-from	01 Oct 2022	to	30 Sep 2	2023	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
2/2B MITCHELLS ROAD MOE VIC 3825	\$287,000	23-Aug-22
4 ST GWINEAR VIEW MOE VIC 3825	\$340,000	30-Apr-22
1/86 SERVICE ROAD NORTH MOE VIC 3825	\$307,500	13-Jul-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: 30 October 2023





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2/2B MITCHELLS ROAD MOE VIC 3825

Sold Price

\$287,000 Sold Date 23-Aug-22

Distance

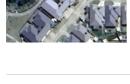
0.28km



4 ST GWINEAR VIEW MOE VIC

Sold Price

\$340,000 Sold Date 30-Apr-22



3825

Distance

0.42km



1/86 SERVICE ROAD NORTH MOE Sold Price VIC 3825

\$307,500 Sold Date

13-Jul-23

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Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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