

# STATEMENT OF INFORMATION

17 GRIFFIN STREET, MOE, VIC 3825

PREPARED BY KERRY FARRUGIA, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY**SALES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**17 GRIFFIN STREET, MOE, VIC 3825**

3 1 -

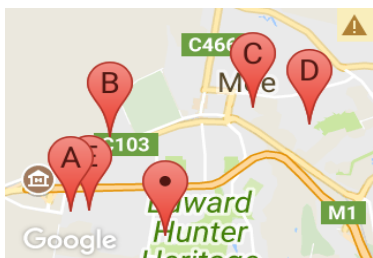
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

### Price Range:

Provided by: Kerry Farrugia, Danny Edebohls Property Sales

## MEDIAN SALE PRICE



**MOE, VIC, 3825**

Suburb Median Sale Price (House)

**\$182,000**

01 January 2018 to 31 March 2018

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.



**27 ABBOTT ST, MOE, VIC 3825**

3 1 2

Sale Price

**\$233,000**

Sale Date: 26/09/2017

Distance from Property: 1.3km



**1 MOFFAT ST, MOE, VIC 3825**

3 1 3

Sale Price

**\$221,000**

Sale Date: 31/08/2017

Distance from Property: 1.6km



**20 ALBERT ST, MOE, VIC 3825**

3 1 1

Sale Price

**\$230,000**

Sale Date: 24/05/2017

Distance from Property: 2.1km



This report has been compiled on 11/05/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - [www.pricerfinder.com.au](http://www.pricerfinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.





**16 CROWE CRT, NEWBOROUGH, VIC 3825**

 **3**  **2**  **2**

Sale Price

**\$240,000**

Sale Date: 13/04/2017

Distance from Property: 2.5km



**18 STIRLING ST, MOE, VIC 3825**

 **3**  **1**  **3**

Sale Price

**\$240,000**

Sale Date: 30/03/2017

Distance from Property: 1.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

17 GRIFFIN STREET, MOE, VIC 3825

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

Median sale price

Median price

\$182,000

House

X

Unit


Suburb

MOE

Period

01 January 2018 to 31 March 2018

Source



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
27 ABBOTT ST, MOE, VIC 3825	\$233,000	26/09/2017
1 MOFFAT ST, MOE, VIC 3825	\$221,000	31/08/2017
20 ALBERT ST, MOE, VIC 3825	\$230,000	24/05/2017
16 CROWE CRT, NEWBOROUGH, VIC 3825	\$240,000	13/04/2017

18 STIRLING ST, MOE, VIC 3825	\$240,000	30/03/2017
-------------------------------	-----------	------------