

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

21 Bealiba Road 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$279,000

Property type

House

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

50 Fowler Street Moe VIC 3825	\$330,000	01-Oct-20
37 Fowler Street Moe VIC 3825	\$320,000	15-Jun-21
1 Leslie Court Moe VIC 3825	\$369,000	11-May-21

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.~~

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50 Fowler Street Moe VIC 3825

Sold Price

\$330,000

Sold Date

01-Oct-20

3 1 1

Distance

0.31km



37 Fowler Street Moe VIC 3825

Sold Price

\$320,000

Sold Date

15-Jun-21

3 1 2

Distance

0.37km



1 Leslie Court Moe VIC 3825

Sold Price

\$369,000

Sold Date

11-May-21

3 1 4

Distance

0.63km



18 Bayley Street Moe VIC 3825

Sold Price

\$349,000

Sold Date

28-Jun-21

3 1 2

Distance

0.78km



76 Hennessey Street Moe VIC 3825

Sold Price

\$345,000

Sold Date

21-May-21

3 1 1

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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