Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 38 Hawker Street, Moe Vic 3825

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$369,000									
Median sale price										
Median price	\$390,000	Property Type House]	Suburb	Мое			
Period - From	01/10/2022	to	31/12/2022	s	ource	REIV				

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.

Ade	dress of comparable property	Price	Date of sale
1	10 Prince St MOE 3825	\$380,000	20/03/2023
2	9 Ross Av MOE 3825	\$330,000	11/04/2023
3	4 Hawker St MOE 3825	\$327,500	24/02/2023

OR

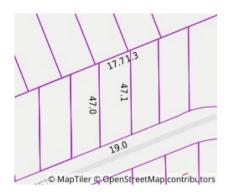
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

13/04/2023 12:17









Property Type: House Land Size: 833.109 sqm approx Agent Comments Indicative Selling Price \$369,000 Median House Price December quarter 2022: \$390,000

Comparable Properties

10 Prince St MOE 3825 (REI) 3 1 3 3 Price: \$380,000 Method: Private Sale Date: 20/03/2023 Property Type: House Land Size: 651 sqm approx	Agent Comments
9 Ross Av MOE 3825 (REI) 9 Ross Av MOE 3825 (REI) 9 Ross Av MOE 3825 (REI) 2 2 Price: \$330,000 Method: Private Sale Date: 11/04/2023 Property Type: House Land Size: 648 sqm approx	Agent Comments
4 Hawker St MOE 3825 (REI) 3 1 4 Price: \$327,500 Method: Private Sale Date: 24/02/2023 Property Type: House Land Size: 750 sqm approx	Agent Comments

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244





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