

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 or
locality and postcode

38 Hawker Street, Moe Vic 3825

Indicative selling price

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

Single price

\$369,000

Median sale price

Median price

\$390,000

Property Type

House

Suburb

Moe

Period - From

01/10/2022

to

31/12/2022

Source

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.

Address 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)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 20/03/2023
Property Type: House
Land Size: 651 sqm approx



9 Ross Av MOE 3825 (REI)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 11/04/2023
Property Type: House
Land Size: 648 sqm approx



4 Hawker St MOE 3825 (REI)

Agent Comments



Price: \$327,500
Method: Private Sale
Date: 24/02/2023
Property Type: House
Land Size: 750 sqm approx