



GreatOceanRoad

REALESTATE

Statement of Information

Prepared on: **August 28, 2018**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

56 BOYD AVENUE, MOGGS CREEK, VIC 3231

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$1,010,000

*House

X

Suburb
or locality

FAIRHAVEN

Period - From

27/06/2017

to

27/6/2018

Source

Realestate.com.au

Comparable property sales

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 8 Old Coach Road, Moggs Creek, VIC 3231	\$1,200,000	23/3/2018
2 49 Boyd Avenue, Moggs Creek, VIC 3231	\$480,000	1/2/2018
3 52 Boyd Avenue, Moggs Creek, VIC 3231	\$720,000	19/04/2017