

STATEMENT OF INFORMATION

21 RAILWAY CRESCENT, MOE, VIC 3825

PREPARED BY DANNY EDEBOHLS, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

21 RAILWAY CRESCENT, MOE, VIC 3825



Indicative Selling Price

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

Single Price:

\$149,000

Provided by: Danny Edebohls, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (Vacant Land)

\$129,250

01 October 2017 to 31 March 2018

Provided by: pricefinder

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.



8 LEADBEATER MEWS, NEWBOROUGH, VIC



Sale Price

\$161,000

Sale Date: 05/01/2017

Distance from Property: 1.4km



32 BELL ST, MOE, VIC 3825



Sale Price

\$132,000

Sale Date: 14/03/2017

Distance from Property: 1.3km



39 LANGFORD ST, MOE, VIC 3825



Sale Price

\$130,000

Sale Date: 11/09/2017

Distance from Property: 659m



This report has been compiled on 27/04/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

21 RAILWAY CRESCENT, MOE, VIC 3825

Indicative selling price

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

Single Price:

\$149,000

Median sale price

Median price

\$129,250

House

Unit

Suburb

MOE

Period

01 October 2017 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
8 LEADBEATER MEWS, NEWBOROUGH, VIC 3825	\$161,000	05/01/2017
32 BELL ST, MOE, VIC 3825	\$132,000	14/03/2017
39 LANGFORD ST, MOE, VIC 3825	\$130,000	11/09/2017