

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 or
locality and postcode

57 VALE STREET, MOE 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

\$2275000

or range between

\$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$185,000

*House



*Unit



Suburb
or locality

MOE 3825

Period - From

OCT 17

to

MAR 18

Source

www.realestate.com.au

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) 85 TWO MILE ROAD MOE 3825	\$250,000	20/03/2018
2) 5 WIRRAWAY STREET MOE 3825	\$259,000	20/10/2018
3) 16 EDEN STREET, MOE 3825	\$248,500	11/08/2018

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.