

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 and
postcode

1A WESTBURY STREET MOE VIC 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$247,500

Property type

Unit

Suburb

Moe

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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

2/154 NARRACAN DRIVE NEWBOROUGH VIC 3825	\$390,000	26-Jul-21
1/154 NARRACAN DRIVE NEWBOROUGH VIC 3825	\$445,000	18-Feb-22
8/35-37 MONASH ROAD NEWBOROUGH VIC 3825	\$442,500	03-Jun-22

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 January 2023



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**2/154 NARRACAN DRIVE
NEWBOROUGH VIC 3825**

3 2 2

Sold Price **\$390,000** Sold Date **26-Jul-21**

Distance **2.38km**



**1/154 NARRACAN DRIVE
NEWBOROUGH VIC 3825**

3 2 2

Sold Price **\$445,000** Sold Date **18-Feb-22**

Distance **2.39km**



**8/35-37 MONASH ROAD
NEWBOROUGH VIC 3825**

3 2 2

Sold Price **\$442,500** Sold Date **03-Jun-22**

Distance **2.81km**

RS = Recent sale

UN = Undisclosed Sale

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