

STATEMENT OF INFORMATION

2/13 SAXTONS DRIVE, 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



2/13 SAXTONS DRIVE, MOE, VIC 3825

2 1 1

Indicative Selling Price

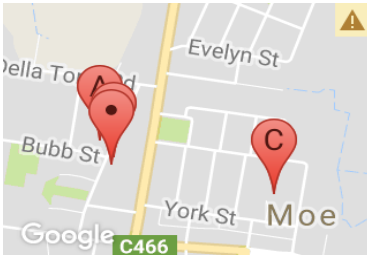
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$175,000

Provided by: Danny Edebohls, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (Unit)

\$140,250

01 January 2018 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.



3/26 SAXTONS DR, MOE, VIC 3825

2 1 1

Sale Price

\$168,000

Sale Date: 09/08/2017

Distance from Property: 93m



1/13 SAXTONS DR, MOE, VIC 3825

2 1 1

Sale Price

\$170,000

Sale Date: 24/11/2016

Distance from Property: 25m



2/4 BAXTER CRT, MOE, VIC 3825

2 1 1

Sale Price

\$172,500

Sale Date: 25/07/2017

Distance from Property: 537m



This report has been compiled on 01/05/2018 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

2/13 SAXTONS DRIVE, MOE, VIC 3825

Indicative selling price

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

Single Price:

\$175,000

Median sale price

Median price

\$140,250

House

Unit

X

Suburb

MOE

Period

01 January 2018 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
3/26 SAXTONS DR, MOE, VIC 3825	\$168,000	09/08/2017
1/13 SAXTONS DR, MOE, VIC 3825	\$170,000	24/11/2016
2/4 BAXTER CRT, MOE, VIC 3825	\$172,500	25/07/2017