

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

6/36 George 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

\$95,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$135,750

*House

*Unit

X

Suburb

Moe

Period-from

01 Jun 2018

to

31 May 2019

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

3/3 Linton Avenue Moe VIC 3825	\$70,000	28-Feb-19
2/48 Haigh Street Moe VIC 3825	\$50,000	16-Oct-18
45/48 Haigh Street Moe VIC 3825	\$50,000	12-Jun-18

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.~~

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3/3 Linton Avenue Moe VIC 3825

Sold Price

\$70,000

Sold Date

28-Feb-19
 1  1  -

Distance

0.29km

2/48 Haigh Street Moe VIC 3825

Sold Price

\$50,000

Sold Date

16-Oct-18
 1  1  -

Distance

0.34km

45/48 Haigh Street Moe VIC 3825

Sold Price

Sold Date

12-Jun-18
 1  1  -

Distance

0.34km
RS = Recent sale

UN = Undisclosed Sale

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