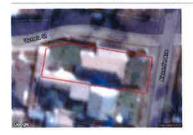






STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 ALEXANDER AVENUE, MOE, VIC 3825 🕮 4 🕒 2 😂 2

Indicative Selling Price

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

Single Price:

\$262,000

Provided by: Janice Malady, John Kerr and Associates Pty Ltd.

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$225,000

01 July 2019 to 30 June 2020



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.



6 SHORT ST, MOE, VIC 3825







Sale Price

*\$250,000

Sale Date: 20/07/2020

Distance from Property: 1.9km





27 AUSTIN AVE, MOE, VIC 3825







Sale Price

\$260,000

Sale Date: 23/10/2019





193 SERVICE RD, MOE, VIC 3825







Sale Price

\$253,000

Sale Date: 27/02/2020

Distance from Property, 423m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property	offered	for	sale
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	Address
Including	suburb and
	postcode

42 ALEXANDER AVENUE, MOE, VIC 3825

Indicative selling price

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Single Price:	\$262,000		
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Median sale price

Median price	\$225,000	Property type	House	Suburb	MOE
Period	01 July 2019 to 30 Jun	e 2020	Source	P	oricefinder

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
6 SHORT ST, MOE, VIC 3825	*\$250,000	20/07/2020
27 AUSTIN AVE, MOE, VIC 3825	\$260,000	23/10/2019
193 SERVICE RD, MOE, VIC 3825	\$253,000	27/02/2020

This Statement of Information was prepared on: | 08/09/2020

08/09/2020



