

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

7 WIRRAWAY 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

or range
between

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$369,500

Property type

House

Suburb

Moe

Period-from

01 Mar 2022

to

28 Feb 2023

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

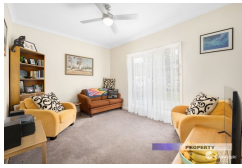
Date of sale

40 SERVICE ROAD NORTH MOE VIC 3825	\$315,000	17-Nov-22
51 SERVICE ROAD SOUTH MOE VIC 3825	\$255,000	20-Sep-22
20 MARGARET STREET MOE VIC 3825	\$295,000	18-Oct-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: 20 March 2023



40 SERVICE ROAD NORTH MOE VIC 3825

Sold Price

\$315,000

Sold Date

17-Nov-22

2

1

1

Distance

0.55km



51 SERVICE ROAD SOUTH MOE VIC 3825

Sold Price

\$255,000

Sold Date

20-Sep-22

2

1

1

Distance

0.64km



20 MARGARET STREET MOE VIC 3825

Sold Price

\$295,000

Sold Date

18-Oct-22

2

1

-

Distance

1.3km



8 BROCK STREET MOE VIC 3825

Sold Price

\$315,000

Sold Date

07-Feb-23

2

1

2

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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