

STATEMENT OF INFORMATION

55 CALDER COURT, MOONLIGHT FLAT, VIC 3465

PREPARED BY COBY PERRY, PROFESSIONALS MARYBOROUGH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 CALDER COURT, MOONLIGHT FLAT,

3 1 2

Indicative Selling Price

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

Price Range: \$450,000 to \$465,000

Provided by: Coby Perry, Professionals Maryborough

MEDIAN SALE PRICE



MOONLIGHT FLAT, VIC, 3465

Suburb Median Sale Price (House)

01 January 2024 to 31 December 2024

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 agents representative considers to be most comparable to the property for sale.



287 TIMOR RD, BOWENVALE, VIC 3465

3 1 3

Sale Price

***\$500,000**

Sale Date: 26/11/2024

Distance from Property: 5.3km



37 POSSUM GULLY RD, ADELAIDE LEAD, VIC

2 1 7

Sale Price

\$475,000

Sale Date: 22/10/2024

Distance from Property: 941m



9 ELMA CRT, DAISY HILL, VIC 3465

2 1 4

Sale Price

***\$509,000**

Sale Date: 31/07/2024

Distance from Property: 7.3km



This report has been compiled on 22/01/2025 by Professionals Maryborough. Property Data Solutions Pty Ltd 2025 - 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

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

Address
Including suburb and
postcode

55 CALDER COURT, MOONLIGHT FLAT, VIC 3465

Indicative selling price

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

Price Range: \$450,000 to \$465,000

Median sale price

Median price

Property type

Suburb

Period

Source

House

MOONLIGHT FLAT

01 January 2024 to 31 December 2024

pricefinder

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 agents representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|------------|--------------|
| 287 TIMOR RD, BOWENVALE, VIC 3465 | *\$500,000 | 26/11/2024 |
| 37 POSSUM GULLY RD, ADELAIDE LEAD, VIC 3465 | \$475,000 | 22/10/2024 |
| 9 ELMA CRT, DAISY HILL, VIC 3465 | *\$509,000 | 31/07/2024 |

This Statement of Information was prepared on: 22/01/2025