

## 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

2/2A ALEXANDER AVENUE MOE VIC 3825

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$275,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$258,500

Property type

Unit

Suburb

Moe

Period-from

01 Nov 2022

to

31 Oct 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

33 MARGARET STREET MOE VIC 3825	\$260,000	01-Sep-23
17 ELLINBANK STREET NEWBOROUGH VIC 3825	\$258,000	17-Mar-23
277 OLD SALE ROAD NEWBOROUGH VIC 3825	\$255,000	10-Oct-23

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: 17 November 2023



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**33 MARGARET STREET MOE VIC 3825**

2 1 1

Sold Price

<sup>RS</sup> **\$260,000**

Sold Date

**01-Sep-23**

Distance

**0.96km**



**17 ELLINBANK STREET  
NEWBOROUGH VIC 3825**

2 1 1

Sold Price

**\$258,000**

Sold Date

**17-Mar-23**

Distance

**4.17km**



**277 OLD SALE ROAD  
NEWBOROUGH VIC 3825**

2 1 1

Sold Price

<sup>RS</sup> **\$255,000** <sup>UN</sup>

Sold Date

**10-Oct-23**

Distance

**3.38km**



**3/19 RANDALL CRESCENT MOE VIC 3825**

2 1 1

Sold Price

<sup>RS</sup> **\$275,000**

Sold Date

**12-Sep-23**

Distance

**1.03km**



**7/13 SAXTONS DRIVE MOE VIC 3825**

2 1 1

Sold Price

**\$280,000**

Sold Date

**02-Jul-22**

Distance

**1.75km**



**4/21 WILLIAM STREET  
NEWBOROUGH VIC 3825**

2 1 1

Sold Price

Sold Date

**04-Nov-22**

Distance

**4.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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