

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 or
locality and postcode

19 Canberra Street, Moe Vic 3825

Indicative selling price

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

Single price

\$197,000

Median sale price

Median price

\$203,500

Property type

House

Suburb

Moe Vic 3825

Period - From

01/02/'19

to

31/01/'20

Source

CoreLogic

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
1) 29 Service Road, Moe South Vic 3825	\$185,000	17 / 07 / 2019
2) 37 Truscott Road, Moe Vic 3825	\$177,500	05 / 04 / 2019
3) 11 Pruden Street, Moe Vic 3825	\$185,000	28 / 08 / 2019

This Statement of Information was prepared on: 24th February 2020