



STATEMENT OF INFORMATION

25 CEMETERY ROAD, MOE, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 CEMETERY ROAD, MOE, VIC 3825

3 2 2

Indicative Selling Price

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

Single Price: **\$334,500**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$185,750

01 October 2016 to 30 September 2017

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 agent's representative considers to be most comparable to the property for sale.



59 COALVILLE RD, MOE, VIC 3825

4 2 2

Sale Price

\$325,000

Sale Date: 13/10/2016

Distance from Property: 345m



29 SCORPIO DR, MOE, VIC 3825

3 2 3

Sale Price

\$315,000

Sale Date: 03/11/2016

Distance from Property: 2km



13 STAMFORD ST, NEWBOROUGH, VIC

3 2 4

Sale Price

\$300,000

Sale Date: 31/10/2016

Distance from Property: 1.2km



This report has been compiled on 09/11/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

25 CEMETERY ROAD, MOE, VIC 3825

Indicative selling price

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

Single Price:

\$334,500

Median sale price

Median price

\$185,750

House

X

Unit

Suburb

MOE

Period

01 October 2016 to 30 September 2017

Source



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
59 COALVILLE RD, MOE, VIC 3825	\$325,000	13/10/2016
29 SCORPIO DR, MOE, VIC 3825	\$315,000	03/11/2016
13 STAMFORD ST, NEWBOROUGH, VIC 3825	\$300,000	31/10/2016