

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

35 ABBOTT 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

House

Suburb

Moe

Period-from

01 Feb 2024

to

31 Jan 2025

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

10 BRUCE STREET MOE VIC 3825	\$445,000	08-Sep-23
10 GIBSON STREET MOE VIC 3825	\$480,000	25-Apr-24
27 AUSTIN AVENUE MOE VIC 3825	\$425,000	08-Feb-24

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.~~

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10 BRUCE STREET MOE VIC 3825

Sold Price

\$445,000

Sold Date

08-Sep-23

4 2 3

Distance

2.84km



10 GIBSON STREET MOE VIC 3825

Sold Price

\$480,000

Sold Date

25-Apr-24

4 2 2

Distance

2.86km



27 AUSTIN AVENUE MOE VIC 3825

Sold Price

\$425,000

Sold Date

08-Feb-24

4 2 3

Distance

3.51km

RS = Recent sale

UN = Undisclosed Sale

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