

STATEMENT OF INFORMATION

18 AVOCA PLACE, MOE, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 AVOCA PLACE, MOE, VIC 3825

4 2 2

Indicative Selling Price

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

\$405,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

SUBURB MEDIAN



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$180,000

01 April 2016 to 31 March 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.



4 SHELTON ST, NEWBOROUGH, VIC 3825

4 2 2

Sale Price

\$385,000

Sale Date: 20/12/2016

Distance from Property: 3.1km



11 LEADBEATER MEWS, NEWBOROUGH, VIC

5 2 2

Sale Price

\$416,000

Sale Date: 06/04/2016

Distance from Property: 2.6km



14 COPPERHEAD CRT, NEWBOROUGH, VIC

4 2 2

Sale Price

Price Withheld

Sale Date: 15/12/2016

Distance from Property: 2.7km



This report has been compiled on 19/05/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

18 AVOCA PLACE, MOE, VIC 3825

Indicative selling price

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

Single Price / Range

\$405,000

Median sale price

Median price

\$180,000

House

X

Unit

Suburb

MOE

Period

01 April 2016 to 31 March 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
4 SHELTON ST, NEWBOROUGH, VIC 3825	\$385,000	20/12/2016
11 LEADBEATER MEWS, NEWBOROUGH, VIC 3825	\$416,000	06/04/2016
14 COPPERHEAD CRT, NEWBOROUGH, VIC 3825	Price Withheld	15/12/2016