

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

21 Arapiles Drive, Moe 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 or range between \$660,000 & \$690,000

Median sale price

Median price

\$295,000

Property type

House

Suburb

Moe

Period - From

01/10/2020

to

27/10/2021

Source

Realestate.com.au

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 |
|---------------------------------------|------------|--------------|
| 1. 11 Avoca Place Moe VIC 3825 | \$580,000 | 7-May-21 |
| 2. 7 Discovery Boulevard Moe VIC 3825 | \$790,000 | 5-Aug-21 |
| 3. 23 Colli Drive Newborough VIC 3825 | \$ 590,000 | 14-Jan-21 |

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: 06.12..21