

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

27 Vale 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$282,000

Property type

House

Suburb

Moe

Period-from

01 Dec 2020

to

30 Nov 2021

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

48 Fowler Street Moe VIC 3825	\$455,000	16-Jun-21
27 High Street Moe VIC 3825	\$465,000	30-Sep-21
47 Moore Street Moe VIC 3825	\$490,000	23-Jul-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.~~

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48 Fowler Street Moe VIC 3825

Sold Price

\$455,000

Sold Date

16-Jun-21

4 2 2

Distance

0.2km



27 High Street Moe VIC 3825

Sold Price

\$465,000

Sold Date

30-Sep-21

3 2 2

Distance

0.68km



47 Moore Street Moe VIC 3825

Sold Price

\$490,000

Sold Date

23-Jul-21

3 1 1

Distance

1.26km



64 Coalville Road Moe VIC 3825

Sold Price

\$445,000

Sold Date

20-Aug-21

3 2 2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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