

# 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 or  
locality and postcode

2 PHELANS LANE, MOE Vic 3825

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$225,000

or range between

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&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$190,000

\*House



\*Unit



Suburb  
or locality

MOE 3825

Period - From

OCT 2017

to

NOV 2017

Source

[www.realestate.com.au](http://www.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) 26 THORPDALE STREET, NEWBOROUGH 3825 | \$ 200,000 | 17/11/2017   |
| 2) 65 WIRRAWAY STREET, MOE 3825         | \$190,000  | 03/11/2017   |
| 3) 5 WIRRAWAY STREET, MOE 3825          | \$259,000  | 20/10/2017   |

**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.