

# STATEMENT OF INFORMATION

4 AVRO COURT, MOE, VIC 3825

PREPARED BY KERRY FARRUGIA, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTYSALES**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 AVRO COURT, MOE, VIC 3825**

3 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$245,000**

Provided by: Kerry Farrugia, Danny Edebohls Property Sales

## MEDIAN SALE PRICE



**MOE, VIC, 3825**

Suburb Median Sale Price (House)

**\$195,000**

01 January 2018 to 31 March 2018

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.



**3 AMAROO WAY, NEWBOROUGH, VIC 3825**

3 1 4

### Sale Price

**\$245,000**

Sale Date: 17/10/2017

Distance from Property: 1.8km



**50 VALE ST, MOE, VIC 3825**

3 1 4

### Sale Price

**\$245,000**

Sale Date: 16/11/2017

Distance from Property: 1km



**35 MOORE ST, MOE, VIC 3825**

3 1 2

### Sale Price

**\$250,000**

Sale Date: 16/01/2018

Distance from Property: 2km



This report has been compiled on 08/05/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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

4 AVRO COURT, MOE, VIC 3825

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$245,000

### Median sale price

Median price

\$195,000

House

X

Unit

Suburb

MOE

Period

01 January 2018 to 31 March 2018

Source

  
pricefinder

### 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 |
|------------------------------------|-----------|--------------|
| 3 AMAROO WAY, NEWBOROUGH, VIC 3825 | \$245,000 | 17/10/2017   |
| 50 VALE ST, MOE, VIC 3825          | \$245,000 | 16/11/2017   |
| 35 MOORE ST, MOE, VIC 3825         | \$250,000 | 16/01/2018   |