







Danny Edebohls OPERTYSALI

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



70 COALVILLE ROAD, MOE, VIC 3825







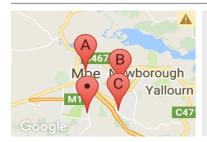
Indicative Selling Price

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

Price Range:

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$175,000

01 April 2017 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.



36 BENNETT ST, MOE, VIC 3825







Sale Price

\$298,000

Sale Date: 07/07/2017

Distance from Property: 2.4km





3 BARTON ST, NEWBOROUGH, VIC 3825







Sale Price

\$285,002

Sale Date: 16/08/2017

Distance from Property: 2.3km





35 HAUNTED HILLS RD, NEWBOROUGH, VIC







Sale Price

\$281,500

Sale Date: 02/10/2017

Distance from Property: 1.6km



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	70 COALVILLE ROAD, MOE, VIC 3825							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Price Range:								
Median sale price								
Median price	\$175,000 House X	Unit	Suburb	MOE				
-								
Period	01 April 2017 to 31 March 2018	Source	P	ricefinder				

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
36 BENNETT ST, MOE, VIC 3825	\$298,000	07/07/2017
3 BARTON ST, NEWBOROUGH, VIC 3825	\$285,002	16/08/2017
35 HAUNTED HILLS RD, NEWBOROUGH, VIC 3825	\$281,500	02/10/2017