

# STATEMENT OF INFORMATION

70 COALVILLE ROAD, MOE, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTY**SALES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**70 COALVILLE ROAD, MOE, VIC 3825**

3 2 1

### Indicative Selling Price

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

3 2 2

### Sale Price

**\$298,000**

Sale Date: 07/07/2017

Distance from Property: 2.4km



**3 BARTON ST, NEWBOROUGH, VIC 3825**

3 2 2

### Sale Price

**\$285,002**

Sale Date: 16/08/2017

Distance from Property: 2.3km



**35 HAUNTED HILLS RD, NEWBOROUGH, VIC**

3 2 1

### Sale Price

**\$281,500**

Sale Date: 02/10/2017

Distance from Property: 1.6km



This report has been compiled on 14/05/2018 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

70 COALVILLE ROAD, MOE, VIC 3825

Indicative selling price

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



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   |