



STATEMENT OF INFORMATION

23 YORK STREET, MOE, VIC 3825

PREPARED BY DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 YORK STREET, MOE, VIC 3825

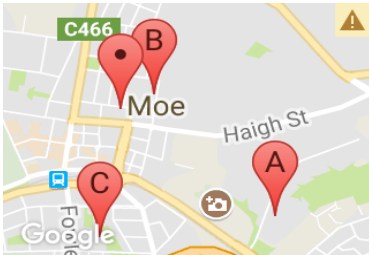
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Indicative Selling Price

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

Single Price: **\$299,000**

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$180,000

01 October 2016 to 30 September 2017

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.



2 VARCOE CRT, NEWBOROUGH, VIC 3825

4 2 1

Sale Price

\$285,000

Sale Date: 07/03/2017

Distance from Property: 1.3km



36 BENNETT ST, MOE, VIC 3825

3 2 2

Sale Price

\$298,000

Sale Date: 07/07/2017

Distance from Property: 243m



14 BURRAGE ST, MOE, VIC 3825

3 3 3

Sale Price

\$280,000

Sale Date: 06/02/2017

Distance from Property: 928m



This report has been compiled on 04/10/2017 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2017 - 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

23 YORK STREET, MOE, VIC 3825

Indicative selling price

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

Single Price:

\$299,000

Median sale price

Median price

\$180,000

House

X

Unit

Suburb

MOE

Period

01 October 2016 to 30 September 2017

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
2 VARCOE CRT, NEWBOROUGH, VIC 3825	\$285,000	07/03/2017
36 BENNETT ST, MOE, VIC 3825	\$298,000	07/07/2017
14 BURRAGE ST, MOE, VIC 3825	\$280,000	06/02/2017