

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 32 BELL STREET 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 or range between \$325,000 & \$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$357,500 Property type House Suburb Moe

Period-from 01 Feb 2023 to 31 Jan 2024 Source Corelogic

### 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
9-11 SAXTONS DRIVE MOE VIC 3825	\$332,500	27-Apr-22
72 WATERLOO ROAD MOE VIC 3825	\$370,000	29-Jun-22

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.

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# Harcourts

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9-11 SAXTONS DRIVE MOE VIC  
3825

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Sold Price **\$332,500** Sold Date **27-Apr-22**

Distance **0.29km**



72 WATERLOO ROAD MOE VIC  
3825

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Sold Price **\$370,000** Sold Date **29-Jun-22**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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