

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

3/1 BAXTER COURT MOE VIC 3825

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$240,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$253,000

Property type

Unit

Suburb

Moe

Period-from

01 Aug 2022

to

31 Jul 2023

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

3/24 GIBSON STREET MOE VIC 3825	\$225,000	22-Jun-23
3/21 GIBSON STREET MOE VIC 3825	\$262,500	16-Jun-23
2/26 SAXTONS DRIVE MOE VIC 3825	\$240,000	26-Apr-23

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.

This Statement of Information was prepared on: 10 August 2023



3/24 GIBSON STREET MOE VIC 3825

2 1 -

Sold Price

^{RS}

\$225,000

Sold Date

22-Jun-23

Distance

0.23km



3/21 GIBSON STREET MOE VIC 3825

2 1 -

Sold Price

\$262,500

Sold Date

16-Jun-23

Distance

0.3km



2/26 SAXTONS DRIVE MOE VIC 3825

2 1 1

Sold Price

\$240,000

Sold Date

26-Apr-23

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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