

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

12 MANN STREET 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

\$235,000

&

\$245,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,000

Property type

House

Suburb

Moe

Period-from

01 Apr 2024

to

31 Mar 2025

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

| | | |
|------------------------------------|-----------|-----------|
| 2 LINCOLN STREET MOE VIC 3825 | \$247,500 | 24-Jan-25 |
| 15 BRISTOL STREET MOE VIC 3825 | \$255,000 | 08-Jan-24 |
| 22 SERVICE ROAD NORTH MOE VIC 3825 | \$245,000 | 01-Feb-24 |

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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Strzelecki Realty

Aaron Megaw

P 03 5633 2858

M 0488 927 133

E aaron@strzeleckirealty.com.au



2 LINCOLN STREET MOE VIC 3825

Sold Price

\$247,500

Sold Date

24-Jan-25

2 1 2

Distance

1.53km



15 BRISTOL STREET MOE VIC 3825

Sold Price

\$255,000

Sold Date

08-Jan-24

2 1 1

Distance

1.56km



**22 SERVICE ROAD NORTH MOE
VIC 3825**

Sold Price

\$245,000

Sold Date

01-Feb-24

2 1 1

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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