

## Statement of Information

# Singleresidentialproperty located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/41 LANGFORD 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

\$450,000

~~or range  
between~~

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$245,000

Property type

Unit

Suburb

Moe

Period-from

01 Jul 2024

to

30 Jun 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

3/154 NARRACAN DRIVE NEWBOROUGH VIC 3825	\$450,000	26-Jun-24
32 YORK STREET MOE VIC 3825	\$415,000	02-Sep-24
1/41 VALE STREET MOE VIC 3825	\$395,000	29-Apr-25

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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3/154 NARRACAN DRIVE  
NEWBOROUGH VIC 3825

3 2 2

Sold Price \$450,000 Sold Date 26-Jun-24

Distance 1.93km



32 YORK STREET MOE VIC 3825

3 1 1

Sold Price \$415,000 Sold Date 02-Sep-24

Distance 0.82km



1/41 VALE STREET MOE VIC 3825

3 2 1

Sold Price <sup>RS</sup>\$395,000 Sold Date 29-Apr-25

Distance 0.63km

RS= Recent sale

UN= Undisclosed Sale

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