# 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

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$450,000	<del>or range</del> between		&	
Median sale price					
(*Deletehouseorunit as appli	cable)				
Modion Price	\$245,000	Broporty typo	Unit	Suburb	Moe

Median Price	\$245,000	Prop	erty type Unit		Suburb	Moe
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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

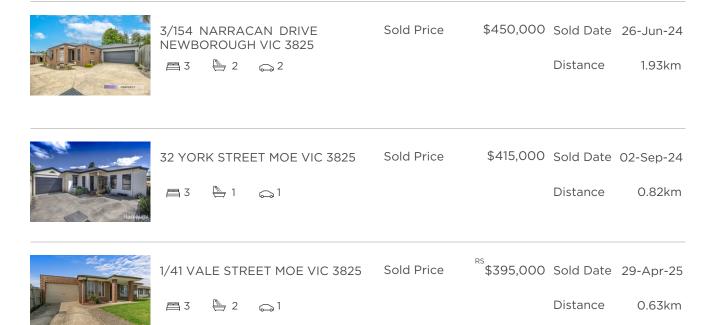
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 08 July 2025



consumer.vic.gov.au

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#### RS= Recent sale UN= Undisclosed Sale

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