

# STATEMENT OF INFORMATION

82 DISCOVERY BOULEVARD, MOE, VIC-3825

PREPARED BY JANICE MALADY, JOHN KERR AND ASSOCIATES PTY LTD

**JOHN KERR**

JK  
RE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

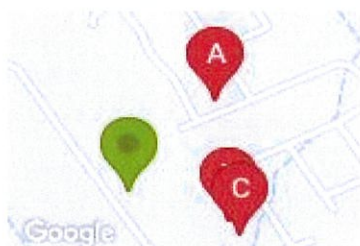
**82 DISCOVERY BOULEVARD, MOE, VIC**

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$230,000**

Provided by: Janice Malady, John Kerr and Associates Pty Ltd

## MEDIAN SALE PRICE

**MOE, VIC, 3825**

Suburb Median Sale Price (Vacant Land)

**\$222,475**

01 July 2023 to 30 June 2024

Provided by: pricfinder

## COMPARABLE PROPERTIES

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.

**28 ARAPILES DR, MOE, VIC 3825**

Sale Price

**\$230,000**

Sale Date: 14/03/2024

Distance from Property: 224m

**46 NAPOLEON BVD, MOE, VIC 3825**

Sale Price

**\$214,950**

Sale Date: 06/05/2024

Distance from Property: 178m

**42 NAPOLEON BVD, MOE, VIC 3825**

Sale Price

**\$214,950**

Sale Date: 01/07/2024

Distance from Property: 204m



This report has been compiled on 26/08/2024 by John Kerr and Associates Real Estate (Moe) Pty Ltd. Property Data Solutions Pty Ltd 2024 -

www.pricfinder.com.au

The copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

82 DISCOVERY BOULEVARD, MOE, VIC 3825

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price: \$230,000

### Median sale price

Median price

\$222,475

Property type

Vacant Land

Suburb

MOE

Period

01 July 2023 to 30 June 2024

Source

 pricefinder

### Comparable property sales

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
28 ARAPILES DR, MOE, VIC 3825	\$230,000	14/03/2024
46 NAPOLEON BVD, MOE, VIC 3825	\$214,950	06/05/2024
42 NAPOLEON BVD, MOE, VIC 3825	\$214,950	01/07/2024

This Statement of Information was prepared on:

26/08/2024

