

STATEMENT OF INFORMATION

24 LINCOLN STREET, MOE, VIC 3825

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTY SALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 LINCOLN STREET, MOE, VIC 3825

3 1 2

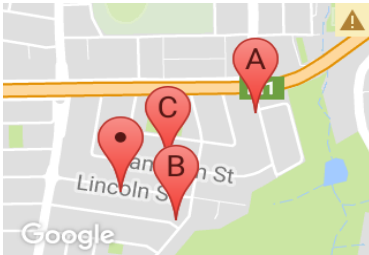
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$146,000**

Provided by: Julie McGarry, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$175,000

01 April 2017 to 30 June 2017

Provided by: pricefinder

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.



108 FOWLER ST, MOE, VIC 3825

3 1 4

Sale Price

\$159,000

Sale Date: 06/06/2017

Distance from Property: 519m



47 CANBERRA ST, MOE, VIC 3825

3 1 2

Sale Price

\$155,000

Sale Date: 08/05/2017

Distance from Property: 207m



36 HAMPTON ST, MOE, VIC 3825

3 1 1

Sale Price

\$145,000

Sale Date: 04/05/2017

Distance from Property: 187m

This report has been compiled on 06/09/2017 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 LINCOLN STREET, MOE, VIC 3825

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$146,000

Median sale price

Median price

\$175,000

House

Unit

Suburb

MOE

Period

01 April 2017 to 30 June 2017

Source

 pricfinder

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
108 FOWLER ST, MOE, VIC 3825	\$159,000	06/06/2017
47 CANBERRA ST, MOE, VIC 3825	\$155,000	08/05/2017
36 HAMPTON ST, MOE, VIC 3825	\$145,000	04/05/2017