STATEMENT OF INFORMATION

51 SWEETWATER PLACE, MOE, VIC 3825 PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MOE, VIC, 3825

\$185,000

Suburb Median Sale Price (House)

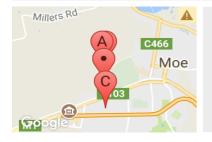
01 October 2016 to 30 September 2017

Danny Edebohls

OPERTYSAL

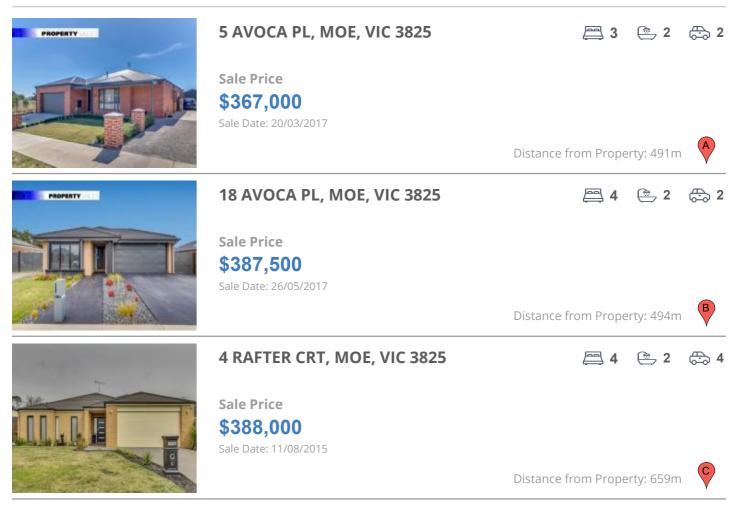
Provided by: pricefinder

MEDIAN SALE PRICE



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.



This report has been compiled on 14/12/2017 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 51 SWEETWATER PLACE, MOE, VIC 3825

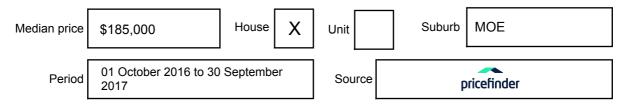
Indicative selling price

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

Single Price:

\$388,000

Median sale price



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
5 AVOCA PL, MOE, VIC 3825	\$367,000	20/03/2017
18 AVOCA PL, MOE, VIC 3825	\$387,500	26/05/2017
4 RAFTER CRT, MOE, VIC 3825	\$388,000	11/08/2015