

STATEMENT OF INFORMATION

51 SWEETWATER PLACE, MOE, VIC 3825

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTY SALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51 SWEETWATER PLACE, MOE, VIC 3825 4 2 3

Indicative Selling Price

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

Single Price: **\$388,000**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$185,000

01 October 2016 to 30 September 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.



5 AVOCA PL, MOE, VIC 3825 3 2 2

Sale Price

\$367,000

Sale Date: 20/03/2017

Distance from Property: 491m



18 AVOCA PL, MOE, VIC 3825 4 2 2

Sale Price

\$387,500

Sale Date: 26/05/2017

Distance from Property: 494m



4 RAFTER CRT, MOE, VIC 3825 4 2 4

Sale Price

\$388,000

Sale Date: 11/08/2015

Distance from Property: 659m

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

Median price

\$185,000

House

Unit

Suburb

MOE

Period

01 October 2016 to 30 September 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
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