

# STATEMENT OF INFORMATION

14 AVOCA 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



**14 AVOCA PLACE, MOE, VIC 3825**



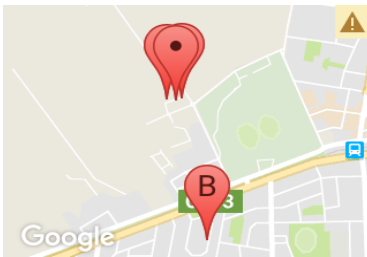
**Indicative Selling Price**

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

**Single Price: \$398,500**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

## MEDIAN SALE PRICE



**MOE, VIC, 3825**

**Suburb Median Sale Price (Vacant Land)**

**\$121,500**

01 January 2017 to 31 December 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.



**18 AVOCA PL, MOE, VIC 3825**



**Sale Price**

**\$387,500**

Sale Date: 26/05/2017

Distance from Property: 35m



**20 PARKSIDE DR, MOE, VIC 3825**



**Sale Price**

**\$415,000**

Sale Date: 25/07/2017

Distance from Property: 1km



**5 AVOCA PL, MOE, VIC 3825**



**Sale Price**

**\$367,000**

Sale Date: 20/03/2017

Distance from Property: 60m



This report has been compiled on 29/01/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

14 AVOCA PLACE, MOE, VIC 3825

### Indicative selling price

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

Single Price:

\$398,500

### Median sale price

Median price

\$121,500

House

Unit

Suburb

MOE

Period

01 January 2017 to 31 December  
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
18 AVOCA PL, MOE, VIC 3825	\$387,500	26/05/2017
20 PARKSIDE DR, MOE, VIC 3825	\$415,000	25/07/2017
5 AVOCA PL, MOE, VIC 3825	\$367,000	20/03/2017