



STATEMENT OF INFORMATION

2 SASSE COURT, MOE, VIC-3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTY SALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 SASSE COURT, MOE, VIC 3825

3 1 6

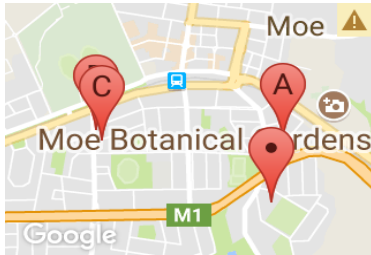
Indicative Selling Price

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

Single Price: \$242,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$175,000

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.



1/12 VIEW ST, MOE, VIC 3825

3 1 2

Sale Price

\$242,500

Sale Date: 22/11/2017

Distance from Property: 460m



5 WIRRAWAY ST, MOE, VIC 3825

3 2 3

Sale Price

\$259,000

Sale Date: 19/10/2017

Distance from Property: 1.2km



17 HAWKER ST, MOE, VIC 3825

3 1 1

Sale Price

\$230,000

Sale Date: 22/12/2016

Distance from Property: 1.2km

This report has been compiled on 06/03/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - 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

2 SASSE COURT, MOE, VIC 3825

Indicative selling price

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

Single Price:

\$242,000

Median sale price

Median price

\$175,000

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
1/12 VIEW ST, MOE, VIC 3825	\$242,500	22/11/2017
5 WIRRAWAY ST, MOE, VIC 3825	\$259,000	19/10/2017
17 HAWKER ST, MOE, VIC 3825	\$230,000	22/12/2016