

STATEMENT OF INFORMATION

2 STODDART STREET, MOE, VIC 3825

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES

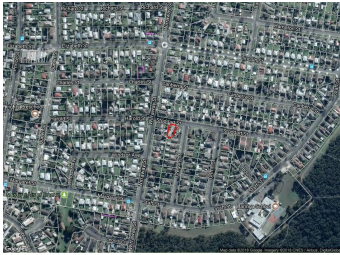


Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 STODDART STREET, MOE, VIC 3825

3 1 1

Indicative Selling Price

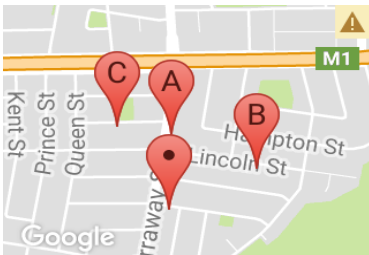
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$195,000

Provided by: Stuart Wildblood, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$173,750

01 April 2017 to 31 March 2018

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.



65 WIRRAWAY ST, MOE, VIC 3825

3 1 1

Sale Price

\$190,000

Sale Date: 03/11/2017

Distance from Property: 268m



34 LINCOLN ST, MOE, VIC 3825

3 1 1

Sale Price

\$187,000

Sale Date: 12/10/2017

Distance from Property: 319m



15 RICHARD ST, MOE, VIC 3825

3 1 1

Sale Price

\$195,000

Sale Date: 16/05/2017

Distance from Property: 341m



This report has been compiled on 17/04/2018 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 STODDART STREET, MOE, VIC 3825

Indicative selling price

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

Single Price:

\$195,000

Median sale price

Median price

\$173,750

House

X

Unit


Suburb

MOE

Period

01 April 2017 to 31 March 2018

Source



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
65 WIRRAWAY ST, MOE, VIC 3825	\$190,000	03/11/2017
34 LINCOLN ST, MOE, VIC 3825	\$187,000	12/10/2017
15 RICHARD ST, MOE, VIC 3825	\$195,000	16/05/2017