

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 11 Kidman Street, Moriac, VIC 3240

Indicative selling price

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

Single price or range between \$1,780,000 & \$1,880,000

Median sale price

Median price \$986,250 Property type House Suburb MORIAC
Period - From 11/12/2022 to 10/12/2023 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 16 Farrer Drive Moriac Vic 3240	\$2,350,000	2022-09-01
2 4 Macarthur Way Moriac Vic 3240	\$1,675,000	2022-12-05
3 4 Raven Court Moriac Vic 3240	\$1,650,000	2023-10-19

This Statement of Information was prepared on: 11/12/2023

