

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 916 Hendy Main Road, Moriac, VIC 3240

Indicative selling price

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

Single price or range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$986,250 Property type House Suburb MORIAC
Period - From 22/11/2022 to 21/11/2023 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	658 Hendy Main Road Mount Moriac Vic 3240	\$1,825,000	2023-05-27
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: 22/11/2023

