





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 WELLINGTON STREET, MOE, VIC 3825 🕮 - 🕾 - 😂 -







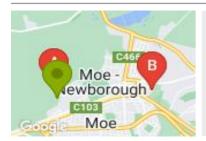
Indicative Selling Price

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

Single Price: \$256,900

Provided by: Emma Dawson, John Kerr and Associates Real Estate (Moe) Pty Ltd

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (Vacant Land)

\$214,950

01 July 2023 to 30 June 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



11 NELSON DR, MOE, VIC 3825







Sale Price

\$248,000

Sale Date: 19/09/2023

Distance from Property: 341m





12 ALBERT ST, MOE, VIC 3825







Sale Price

\$245,000

Sale Date: 08/02/2024

Distance from Property: 2.5km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	
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Indicative selling price

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Single Price: \$256,900	Single Price:	\$256,900
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Median sale price

Median price	\$214,950 Property type		Other	Suburb	MOE
Period	01 July 2023 to 30 June 2024		Source	F	oricefinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price Date of sale		
11 NELSON DR, MOE, VIC 3825	\$248,000	19/09/2023	
12 ALBERT ST, MOE, VIC 3825	\$245,000	08/02/2024	

This Statement of Information was prepared on: | 08/07/2024

08/07/2024

