



# STATEMENT OF INFORMATION

30 CANBERRA STREET, MOE, VIC-3825

PREPARED BY HEYWOOD & CO REAL ESTATE

**HEYWOOD & CO**  
REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**30 CANBERRA STREET, MOE, VIC 3825**

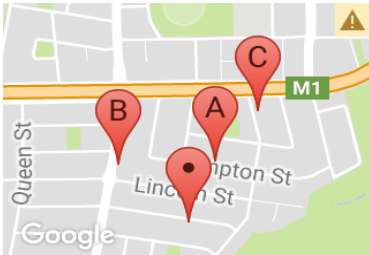
3 1 1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$205,000**

## MEDIAN SALE PRICE



**MOE, VIC, 3825**

**Suburb Median Sale Price (House)**

**\$173,750**

01 April 2017 to 31 March 2018

Provided by:

## 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.



**40 HAMPTON ST, MOE, VIC 3825**

3 1 1

**Sale Price**

**\$210,000**

Sale Date: 25/01/2018

Distance from Property: 233m



**65 WIRRAWAY ST, MOE, VIC 3825**

3 1 1

**Sale Price**

**\$190,000**

Sale Date: 03/11/2017

Distance from Property: 310m



**1 STAFF ST, MOE, VIC 3825**

3 1 2

**Sale Price**

**\$200,000**

Sale Date: 05/07/2017

Distance from Property: 457m



This report has been compiled on 19/04/2018 by Heywood & Co Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

30 CANBERRA STREET, MOE, VIC 3825

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$205,000

### Median sale price

Median price

\$173,750

House

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
40 HAMPTON ST, MOE, VIC 3825	\$210,000	25/01/2018
65 WIRRAWAY ST, MOE, VIC 3825	\$190,000	03/11/2017
1 STAFF ST, MOE, VIC 3825	\$200,000	05/07/2017