

# 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 or  
locality and postcode

15 Brendan 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 \$215,000

### Median sale price

Median price \$200,000

Property Type House

Suburb Moe

Period - From 17/09/2018

to 16/09/2019

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	6 Chamberlain Rd NEWBOROUGH 3825	\$225,000	28/06/2019
2	3 Mason St NEWBOROUGH 3825	\$215,000	26/04/2019
3	62 John St MOE 3825	\$207,500	24/05/2019

**OR**

~~**B\*** 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.~~

This Statement of Information was prepared on:

16/09/2019

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 2    1    1

**Property Type:** House  
**Land Size:** 814 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$215,000  
**Median House Price**  
17/09/2018 - 16/09/2019: \$200,000

## Comparable Properties



**6 Chamberlain Rd NEWBOROUGH 3825 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$225,000  
**Method:** Private Sale  
**Date:** 28/06/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 739 sqm approx



**3 Mason St NEWBOROUGH 3825 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$215,000  
**Method:** Private Sale  
**Date:** 26/04/2019  
**Property Type:** House  
**Land Size:** 736 sqm approx



**62 John St MOE 3825 (VG)**

**Agent Comments**

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**Price:** \$207,500  
**Method:** Sale  
**Date:** 24/05/2019  
**Property Type:** House (Res)  
**Land Size:** 732 sqm approx