

# 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 or locality and postcode 919 MOE RAWSON ROAD, TANJIL SOUTH 3825

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$699,000 or range between \$\* & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price N/A \*House  \*Unit  Suburb or locality TANJIL SOUTH 3825  
Period - From JUNE 17 to JULY 17 Source [www.realestate.com.au](http://www.realestate.com.au)

### 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) 881 MOE – RAWSON ROAD, TANJIL SOUTH | \$510,000 | 15/07/2017   |
| 2) 727 MOE – RAWSON ROAD, TANJIL SOUTH | \$690,000 | 26/06/2017   |
| 3) NO OTHER CAMPARABLE SALE            |           |              |

**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.