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

23 BECK STREET MOE VIC 3825

Indicative selling price

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

Single Price	\$250,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$332,500	500 Property type		House		Suburb	Мое
Period-from	01 Jul 2021	to	30 Jun 2	2022	Source		Corelogic

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	
78 VALE STREET MOE VIC 3825	\$245,000	12-May-21	
12 WINDSOR AVENUE MOE VIC 3825	\$270,000	23-Jun-21	
5 CANBERRA STREET MOE VIC 3825	\$268,500	10-Nov-21	

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.

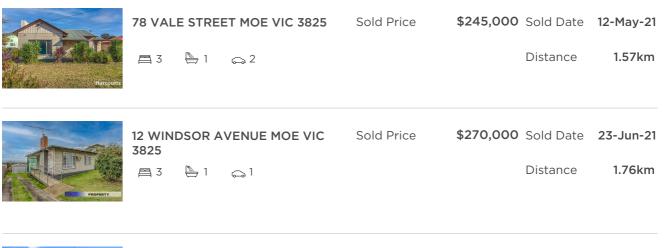
This Statement of Information was prepared on: 05 July 2022



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5 CANBERRA STREET MOE VIC 3825	Sold Price	\$268,500	Sold Date	10-Nov-21
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RS = Recent sale UN = Undisclosed Sale

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