

# 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](http://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](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

32 NAPOLEON BOULEVARD, MOE, VIC 3825

### Indicative selling price

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

Price Range: \$125,000 to \$250,000

### Median sale price

Median price \$141,000

Property type

Vacant Land

Suburb

MOE

Period

01 January 2020 to 31 December 2020

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

28 NAPOLEON PROM, MOE, VIC 3825	\$142,000	23/03/2020
2 NAPOLEON PROM, MOE, VIC 3825	\$145,000	09/04/2020
1 NAPOLEON PROM, MOE, VIC 3825	\$155,000	27/06/2020

This Statement of Information was prepared on:

17/03/2021

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 32 NAPOLEON BOULEVARD, MOE, VIC



#### Indicative Selling Price

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

Price Range: **\$125,000 to \$250,000**

Provided by: Robert Sim, John Kerr and Associates Real Estate (Moe) Pty Ltd

## MEDIAN SALE PRICE



### MOE, VIC, 3825

Suburb Median Sale Price (Vacant Land)

**\$141,000**

01 January 2020 to 31 December 2020

Provided by: pricefinder

## 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.



### 28 NAPOLEON PROM, MOE, VIC 3825



Sale Price

**\$142,000**

Sale Date: 23/03/2020

Distance from Property: 41m



### 2 NAPOLEON PROM, MOE, VIC 3825



Sale Price

**\$145,000**

Sale Date: 09/04/2020

Distance from Property: 31m



### 1 NAPOLEON PROM, MOE, VIC 3825



Sale Price

**\$155,000**

Sale Date: 27/06/2020

Distance from Property: 73m



This report has been compiled on 17/03/2021 by John Kerr and Associates Real Estate (Moe) Pty Ltd. Property Data Solutions Pty Ltd 2021 -

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