### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 8 OLD COACH ROAD, MOGGS CREEK, VIC 🕮 5 🕒 2 😓 2

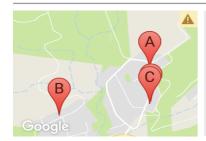
#### **Indicative Selling Price**

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$1,100,000 to \$1,200,000

Provided by: Mim Atkinson, Great Ocean Properties Aireys Inlet

### **MEDIAN SALE PRICE**



## **MOGGS CREEK, VIC, 3231**

**Suburb Median Sale Price (House)** 

\$728,000

01 January 2017 to 31 December 2017

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.



30 OLD COACH RD, MOGGS CREEK, VIC 3231







**Sale Price** 

\$1,250,000

Sale Date: 18/10/2017

Distance from Property: 232m





17 BOYD AVE, MOGGS CREEK, VIC 3231







Sale Price

\$1,770,000

Sale Date: 06/05/2017

Distance from Property: 601m





6 OLD COACH RD, MOGGS CREEK, VIC 3231







**Sale Price** 

\$1,190,000

Sale Date: 04/02/2017

Distance from Property: 20m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### **Sections 47AF of the Estate Agents Act 1980**

### Property offered for sale

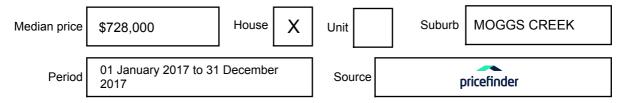
|                               | 8 OLD COACH ROAD, MOGGS CREEK, VIC 3231 |
|-------------------------------|---|
| Including suburb and postcode | 8 OLD COACH ROAD, MOGGS CREEK, VIC 3231 |

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$1,100,000 to \$1,200,000

### Median sale price



### 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 |
|--|-------------|--------------|
| 30 OLD COACH RD, MOGGS CREEK, VIC 3231 | \$1,250,000 | 18/10/2017   |
| 17 BOYD AVE, MOGGS CREEK, VIC 3231     | \$1,770,000 | 06/05/2017   |
| 6 OLD COACH RD, MOGGS CREEK, VIC 3231  | \$1,190,000 | 04/02/2017   |