

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 4 3 2

Sale Price

\$1,250,000

Sale Date: 18/10/2017

Distance from Property: 232m



17 BOYD AVE, MOGGS CREEK, VIC 3231 4 3 3

Sale Price

\$1,770,000

Sale Date: 06/05/2017

Distance from Property: 601m



6 OLD COACH RD, MOGGS CREEK, VIC 3231 3 3 3

Sale Price

\$1,190,000

Sale Date: 04/02/2017

Distance from Property: 20m



This report has been compiled on 15/02/2018 by Great Ocean Properties Aireys Inlet. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 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

Median price \$728,000

House

Unit

Suburb

MOGGS CREEK

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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