



STATEMENT OF INFORMATION

143 COLLES ROAD, MOONLIGHT FLAT, VIC 3450

PREPARED BY DI SELWOOD, BENDIGO PROPERTY PLUS, PHONE: 0488 148 358

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



143 COLLES ROAD, MOONLIGHT FLAT,

 4  2  2

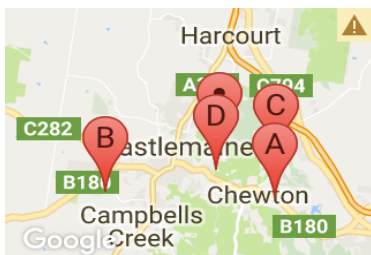
Indicative Selling Price

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

Price Range: \$600,000 to \$660,000

Provided by: Di Selwood, Bendigo Property Plus

MEDIAN SALE PRICE



MOONLIGHT FLAT, VIC, 3450

Suburb Median Sale Price (House)

01 April 2017 to 31 March 2018

Provided by: 

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.



687 PYRENEES HWY, CHEWTON, VIC 3451

 4  2  4

Sale Price

****\$575,000**

Sale Date: 12/05/2018

Distance from Property: 4.1km



138 RANTERS GULLY RD, MUCKLEFORD, VIC

 4  2  4

Sale Price

****\$680,000**

Sale Date: 02/05/2018

Distance from Property: 6.6km



20 COMMISSIONERS GULLY RD, GOLDEN

 3  1  1

Sale Price

***\$610,000**

Sale Date: 31/05/2018

Distance from Property: 3km



This report has been compiled on 15/06/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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1 COLLES RD, MOONLIGHT FLAT, VIC 3450



Sale Price

\$612,000

Sale Date: 09/03/2017

Distance from Property: 1.3km



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

143 COLLES ROAD, MOONLIGHT FLAT, VIC 3450

Indicative selling price

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

Price Range:

\$600,000 to \$660,000

Median sale price

Median price

House

X

Unit


Suburb

MOONLIGHT FLAT

Period

01 April 2017 to 31 March 2018

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
687 PYRENEES HWY, CHEWTON, VIC 3451	**\$575,000	12/05/2018
138 RANTERS GULLY RD, MUCKLEFORD, VIC 3451	**\$680,000	02/05/2018
20 COMMISSIONERS GULLY RD, GOLDEN POINT, VIC 3451	*\$610,000	31/05/2018
1 COLLES RD, MOONLIGHT FLAT, VIC 3450	\$612,000	09/03/2017