

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

2/16 RESERVOIR ROAD 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Other

Suburb

Moe

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

3/16 RESERVOIR ROAD MOE VIC 3825	\$446,000	12-Jan-26
2/32 BENNETT STREET MOE VIC 3825	\$439,000	05-Mar-26
3/9 KINGSFORD STREET MOE VIC 3825	\$465,000	30-Sep-25

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: 10 April 2026

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**3/16 RESERVOIR ROAD MOE VIC
3825**

 2  1  2

Sold Price

\$446,000

Sold Date

12-Jan-26

Distance

0km



**2/32 BENNETT STREET MOE VIC
3825**

 2  1  1

Sold Price

\$439,000

Sold Date

05-Mar-26

Distance

0.97km



**3/9 KINGSFORD STREET MOE VIC
3825**

 2  1  1

Sold Price

\$465,000

Sold Date

30-Sep-25

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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