

# 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 11 Farrer Drive, Moriac, VIC 3240

### Indicative selling price

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

Single price  or range between \$869,000 & \$899,000

### Median sale price

Median price \$1,000,250 Property type House Suburb MORIAC  
Period - From 07/06/2023 to 06/06/2024 Source core\_logic

### Comparable property sales

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 eighteen months.

Address of comparable property	Price	Date of sale
1		
2		
3		

This Statement of Information was prepared on: 07/06/2024

