

STATEMENT OF INFORMATION

11 FLORENCE AVENUE, MOE, VIC-3825

PREPARED BY JANICE MALADY, JOHN KERR AND ASSOCIATES PTY LTD

JOHN KERR

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 FLORENCE AVENUE, MOE, VIC 3825



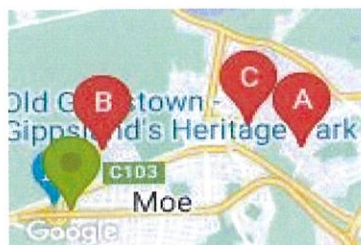
Indicative Selling Price

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

Single Price: **\$520,000**

Provided by: Janice Malady, John Kerr and Associates Pty Ltd

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$365,000

01 January 2023 to 31 December 2023

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.



24 AMAROO WAY, NEWBOROUGH, VIC 3825



Sale Price

\$490,000

Sale Date: 24/08/2023

Distance from Property: 3.2km



25 SWEETWATER PL, MOE, VIC 3825



Sale Price

\$513,000

Sale Date: 01/09/2023

Distance from Property: 989m



23 BENNETT ST, MOE, VIC 3825



Sale Price

\$520,000

Sale Date: 01/11/2023

Distance from Property: 2.7km



This report has been compiled on 15/02/2024 by John Kerr and Associates Real Estate (Moe) Pty Ltd. Property Data Solutions Pty Ltd 2024 -

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 FLORENCE AVENUE, MOE, VIC 3825

Indicative selling price

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

Single Price: \$520,000

Median sale price

Median price \$365,000

Property type Other

Suburb MOE

Period 01 January 2023 to 31 December 2023

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 |
|-------------------------------------|-----------|--------------|
| 24 AMAROO WAY, NEWBOROUGH, VIC 3825 | \$490,000 | 24/08/2023 |
| 25 SWEETWATER PL, MOE, VIC 3825 | \$513,000 | 01/09/2023 |
| 23 BENNETT ST, MOE, VIC 3825 | \$520,000 | 01/11/2023 |

This Statement of Information was prepared on: 15/02/2024

