

# STATEMENT OF INFORMATION

15 AVOCA PLACE, MOE, VIC 3825

PREPARED BY JANICE MALADY, JOHN KERR AND ASSOCIATES PTY LTD

**JOHN KERR**

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RE**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**15 AVOCA PLACE, MOE, VIC 3825**

4 2 2

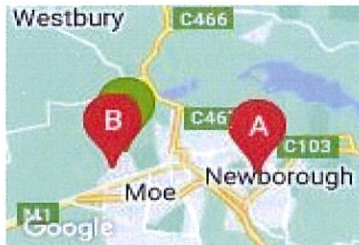
### Indicative Selling Price

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

Single Price: **\$675,000**

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

## MEDIAN SALE PRICE



**MOE, VIC, 3825**

Suburb Median Sale Price (House)

**\$365,000**

01 April 2023 to 31 March 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**96 SOUTHWELL AVE, NEWBOROUGH, VIC**

3 2 2

Sale Price

**\$660,000**

Sale Date: 13/09/2023

Distance from Property: 3.6km



**18 ST HELENA WAY, MOE, VIC 3825**

4 2 2

Sale Price

**\$670,000**

Sale Date: 29/01/2024

Distance from Property: 643m



## 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](http://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](http://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

15 AVOCA PLACE, MOE, VIC 3825

### Indicative selling price

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

Single Price: \$675,000

### Median sale price

Median price \$365,000

Property type

House

Suburb

MOE

Period 01 April 2023 to 31 March 2024

Source

 pricefinder

### 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 18 months.

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
96 SOUTHWELL AVE, NEWBOROUGH, VIC 3825	\$660,000	13/09/2023
18 ST HELENA WAY, MOE, VIC 3825	\$670,000	29/01/2024

This Statement of Information was prepared on: 02/05/2024

