

# STATEMENT OF INFORMATION

8 AVOCA PLACE, 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



**8 AVOCA PLACE, MOE, VIC 3825**

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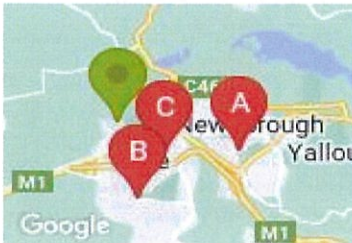
**Indicative Selling Price**

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

**Single Price: \$460,000**

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.



**65 SOUTHWELL AVE, NEWBOROUGH, VIC**

3 1 3

**Sale Price**

**\*\*\$445,000**

Sale Date: 31/01/2024

Distance from Property: 3.4km



**118 WIRRAWAY ST, MOE, VIC 3825**

3 2 4

**Sale Price**

**\*\*\$448,515**

Sale Date: 19/01/2024

Distance from Property: 2.3km



**70 FOWLER ST, MOE, VIC 3825**

3 1 2

**Sale Price**

**\*\*\$450,000**

Sale Date: 30/11/2023

Distance from Property: 1.6km



This report has been compiled on 29/02/2024 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](https://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](https://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

8 AVOCA PLACE, MOE, VIC 3825

### Indicative selling price

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

Single Price: \$460,000

### Median sale price

Median price \$365,000

Property type

House

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

65 SOUTHWELL AVE, NEWBOROUGH, VIC 3825	**\$445,000	31/01/2024
118 WIRRAWAY ST, MOE, VIC 3825	**\$448,515	19/01/2024
70 FOWLER ST, MOE, VIC 3825	**\$450,000	30/11/2023

This Statement of Information was prepared on:

29/02/2024

