



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**4/23 Gibson Street,  
MOE 3825**

### Indicative selling price

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

**Single price \$145,000**

### Median sale price

Median **Unit** for **MOE** for period **Jul 2017 - Jun 2016**

Sourced from **Pricefinder**.

**\$127,000**

### 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 the most comparable to the property for sale.

**2/45 Smallburn Avenue,**  
Newborough 3825

**Price \$146,250** Sold 12 July  
2018

**2/23 Gibson Street,**  
Moe 3825

**Price \$135,000** Sold 02 May  
2018

**2/32 Mitchells Road,**  
Moe 3825

**Price \$150,000** Sold 31  
January 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit  
2 beds 1 baths

**John Kerr & Associates Real  
Estate Pty Ltd**

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### Contact agents



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