

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
8 Paull Court,
MOE 3825

House

3 beds

1 baths

1 parking

Indicative selling price

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

Single price \$250,000

Median sale price

Median **House** for **MOE** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$200,000

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.

17 Randall Crescent,
Moe 3825

Price \$240,500 Sold 01
October 2019

7 Austin Avenue,
Moe 3825

Price \$235,000 Sold 21 May
2019

5 Austin Avenue,
247500 3825

Price \$247,500 Sold 16 May
2019

This Statement of Information was prepared on 9th Oct 2019

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.

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JOHN KERR REAL ESTATE