



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**31 Wirraway Street,  
MOE 3825**

House

2 beds

1 baths

### Indicative selling price

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

**Single price \$159,000**

### Median sale price

Median **House** for **MOE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$210,000**

### 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.

**15 Charles Street,**  
Moe 3825

**Price \$145,000** Sold 21  
August 2019

**8 King Street,**  
Moe 3825

**Price \$148,000** Sold 24  
March 2019

**21 Lincoln Street,**  
Moe 3825

**Price \$140,000** Sold 18  
January 2019

This Statement of Information was prepared on 16th 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.

**John Kerr & Associates Real  
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### Contact agents



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