



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

5 St Gwinear Views,  
MOE 3825

5 House

2 beds

1 baths

1 parking

### Indicative selling price

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

**Single price \$265,000**

### Median sale price

Median **House** for **MOE** for period **Oct 2016 - Sep 2017**

Sourced from **pricefinder**.

**\$128,000**

### 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 Mervyn Street,**  
MOE 3825

**Price** Sold 13 October 2017

**28 Reservoir Road,**  
MOE 3825

**Price \$260,000** Sold 14  
August 2017

**32 York Street,**  
MOE 3825

**Price \$250,000** Sold 19 May  
2017

### 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.

### Contact agents



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