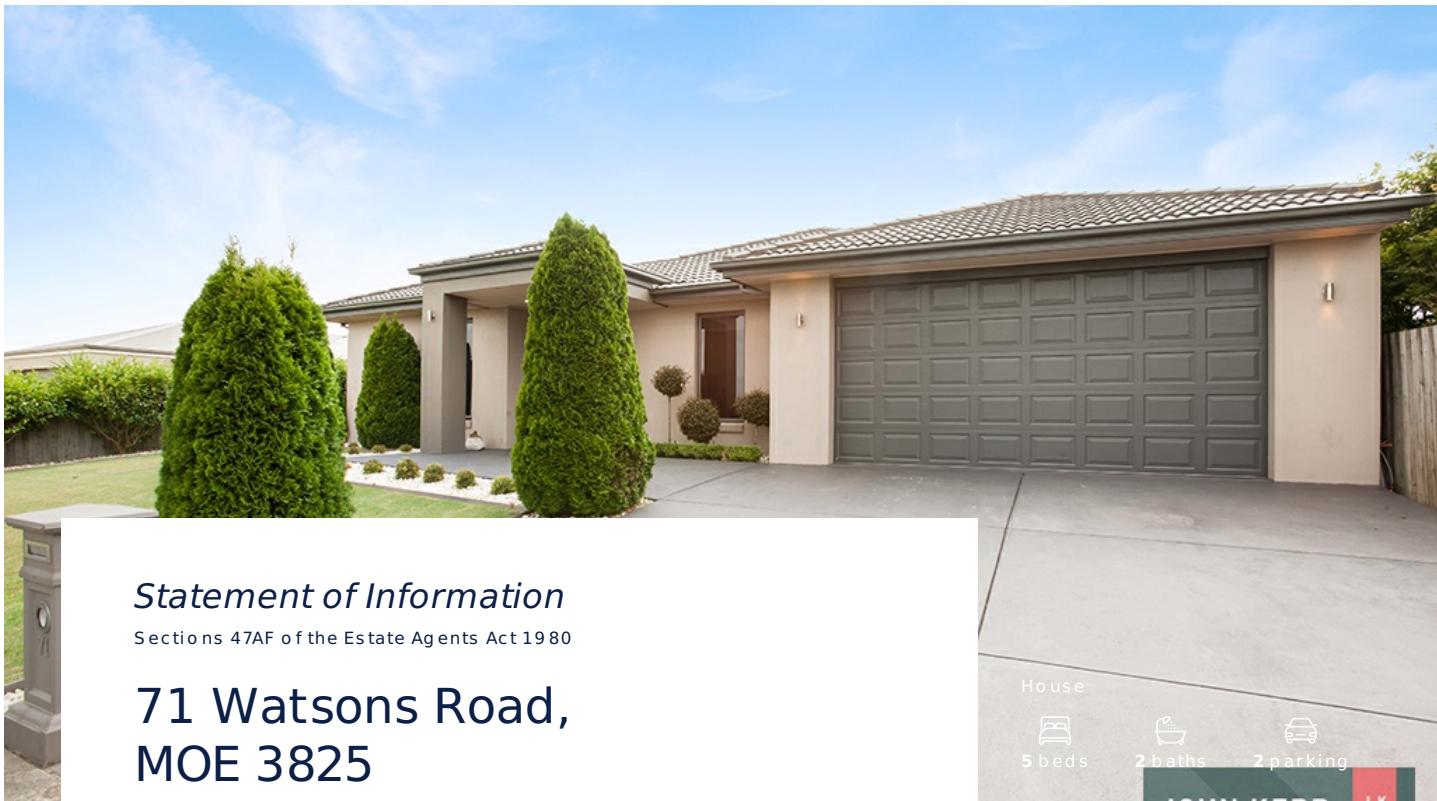




Statement of Information

Sections 47AF of the Estate Agents Act 1980

**71 Watsons Road,
MOE 3825**

Indicative selling price

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

Single price \$449,000

Median sale price

Median **House** for **MOE** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

\$182,001

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 Avoca Place, Moe 3825	Price \$425,000 Sold 12 May 2017
16 Montane Boulevard, Newborough 3825	Price \$400,000 Sold 30 June 2017
20 Parkside Drive, Moe 3825	Price \$415,000 Sold 25 July 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.

House



5 beds



2 baths



2 parking

Contact agents



Janice Malady

03 5127 7133

0488 276 595

janice@johnkerr.com.au

JOHN KERR



T: 03 5127 7133
johnkerr.com.au

Coastal, Gippsland & Moorabool
Moe Victoria 3825

Shop 2, 1E Moore Street,
Moe VIC 3825