



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**18 Wirraway Street,  
MOE 3825**

House

  
2 beds

  
1 baths

  
2 parking

### Indicative selling price

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

**Single price \$149,500**

### Median sale price

Median **House** for **MOE** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$175,000**

### 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.

**63 Wirraway Street,**  
Moe 3825

**Price \$140,000** Sold 06  
April 2018

**4 Windsor Avenue,**  
Moe 3825

**Price \$150,000** Sold 10  
January 2018

**47 Hampton Street,**  
Moe 3825

**Price \$148,000** Sold 06  
November 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.

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



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