



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**4 Ross Avenue,
MOE 3825**

House



3 beds



1 bath



1 parking

Indicative selling price

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

Single price \$189,000

Median sale price

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

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.

62 Moore Street,
MOE 3825

Price \$172,500 Sold 20
November 2017

65 Wirraway Street,
MOE 3825

Price \$190,000 Sold 03
November 2017

34 Lincoln Street,
MOE 3825

Price \$187,000 Sold 12
October 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
Estate Pty Ltd**

Shop 2, 1E Moore Street,
Moe VIC 3825

Contact agents



Robert Sim

03 5127 7133

0409 194 084

robert@johnkerr.com.au