



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

42 Alexander Avenue,  
MOE 3825

House

  
3 beds

  
2 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 \$ 225,000**

### Median sale price

Median **House** for **MOE** for period **Apr 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 181,500**

### 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.

**124 Service Road,**  
Moe 3825      Price \$ 206,000   Sold 28 February 2017

**57 Watsons Road,**  
Moe 3825      Price \$ 230,000   Sold 08 February 2017

**12 May Street,**  
Moe 3825      Price \$ 210,000   Sold 07 February 2017

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

 Janice Malady

03 5127 7133  
0488 276 595  
[janice@johnkerr.com.au](mailto:janice@johnkerr.com.au)



**John Kerr & Associates Real  
Estate Pty Ltd**

Shop 2, 1E Moore Street,  
Moe VIC 3825