STATEMENT OF INFORMATION

115 MOUNTAIN GLEN DRIVE, MOE, VIC 3825

PREPARED BY EMMA DAWSON, PHONE: 0428 392 029



JOHN KERR JK RE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



115 MOUNTAIN GLEN DRIVE, MOE, VIC

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Indicative Selling Price

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

Price Range: **$1,370,000 to $1,500,000**

Provided by: Emma Dawson, John Kerr and Associates Real Estate (Moe) Pty Ltd

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (Other)

$955,000

01 July 2024 to 30 June 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



28 THOMPSONS RD, NEWBOROUGH, VIC 3825

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Sale Price

$1,500,000

Sale Date: 07/04/2025

Distance from Property: 7.5km

This report has been compiled on 03/09/2025 by John Kerr and Associates Real Estate (Moe) Pty Ltd. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	115 MOUNTAIN GLEN DRIVE, MOE, VIC 3825

Indicative selling price

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

Price Range:	$1,370,000 to $1,500,000

Median sale price

Median price	$955,000	Property type	Other	Suburb	MOE
Period	01 July 2024 to 30 June 2025	Source	pricefinder		

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
28 THOMPSONS RD, NEWBOROUGH, VIC 3825	$1,500,000	07/04/2025

This Statement of Information was prepared on: 03/09/2025