



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 70 McDonalds Track, HERNES OAK 3825

House



4 beds



3 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 \$745,000**

### Median sale price

Median **House** for **HERNES OAK** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$245,000**

### Comparable property sales

These are the three properties sold within five kilo metres 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.

**18 Pineridge Road,**  
Moe South 3825

**Price \$690,000** Sold 21  
September 2017

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

### 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



Janice Malady

03 5127 7133  
0488 276 595

[janice@johnkerr.com.au](mailto:janice@johnkerr.com.au)