



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

10 Avoca Place,  
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 \$368,500**

### Median sale price

Median **House** for **MOE** for period **Jan 2018 - Dec 2018**

Sourced from **pricefinder**.

**\$200,000**

### 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.

**8 Parkside Drive,**  
MOE 3825

Price **\$410,000** Sold 08  
March 2018

**31 Discovery Boulevard,**  
MOE 3825

Price **\$395,000** Sold 24  
November 2017

**38 Discovery Boulevard,**  
MOE 3825

Price **\$395,000** Sold 26  
October 2018

### 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**

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### Contact agents



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