

### Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 40 Victoria St, MOE 3825

## Indicative selling price

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

## Single price \$ 217,500

## Median sale price

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

\$ 180,000

## 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.

<b>5 Carbine Street</b> , Moe 3825	Price \$ 203,000 Sold 21 July 20 16
<b>153 Lloyd Street</b> , Moe 3825	Price \$ 208,000 Sold 11 November 2016
<b>5 Austin Avenue</b> , Moe 3825	Price \$ 220,000 Sold 30 December 2015

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.

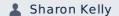
House







### Contact agents



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