



# Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 Libra Crescent,  
MOE 3825

House

3 beds

1 baths

4 parking

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$292,000

## Median sale price

Median House for MOE for period Apr 2017 - Mar 2018

Sourced from [pricefinder](#).

\$175,000

## 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.

35 Haunted Hills Road ,  
NEWBOROUGH 3825

Price \$281,500 Sold 02  
October 2017

38 John Street ,  
MOE 3825

Price \$295,000 Sold 07  
March 2018

7 Phelps Court ,  
NEWBOROUGH 3825

Price \$300,000 Sold 14  
October 2017

## 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)

