

STATEMENT OF INFORMATION

45 SCORPIO DRIVE, MOE, VIC 3825

PREPARED BY EMMA DAWSON, PHONE: 0428 392 029



JOHN KERR

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 SCORPIO DRIVE, MOE, VIC 3825

3 2 8

Indicative Selling Price

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

Single Price: \$598,000

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

MEDIAN SALE PRICE



MOE, VIC, 3825

Suburb Median Sale Price (House)

\$422,500

01 April 2025 to 31 March 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



37-39 KERIN ST, MOE, VIC 3825

3 2 2

Sale Price

\$585,000

Sale Date: 20/02/2026

Distance from Property: 2.1km



14 AURORA DR, MOE, VIC 3825

4 2 2

Sale Price

\$595,000

Sale Date: 08/08/2025

Distance from Property: 1km



2 DISCOVERY BVD, MOE, VIC 3825

4 2 2

Sale Price

\$585,000

Sale Date: 20/06/2025

Distance from Property: 2km



This report has been compiled on 06/05/2026 by John Kerr and Associates Real Estate (Moe) Pty Ltd. Property Data Solutions Pty Ltd 2026 -

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate 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

45 SCORPIO DRIVE, MOE, VIC 3825


Indicative selling price

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

Single Price: \$598,000

Median sale price

Median price: \$422,500 Property type: House Suburb: MOE

Period: 01 April 2025 to 31 March 2026 Source: 

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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|--------------|
| 37-39 KERIN ST, MOE, VIC 3825 | \$585,000 | 20/02/2026 |
| 14 AURORA DR, MOE, VIC 3825 | \$595,000 | 08/08/2025 |
| 2 DISCOVERY BVD, MOE, VIC 3825 | \$585,000 | 20/06/2025 |

This Statement of Information was prepared on: 06/05/2026