

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

40 WORTHING ROAD, DEVON MEADOWS, VIC 3977

#### Indicative selling price

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

Single Price: \$1,395,000

#### Median sale price

Median price

\$1,272,534

House

☒

Unit

Suburb

DEVON MEADOWS

Period

01 January 2018 to 31 March 2018

Source

  
pricfinder

#### Comparable property sales

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

Address of comparable property	Price	Date of sale
16 MEADOW RD, DEVON MEADOWS, VIC 3977	*\$1,300,000	20/02/2018
13 FINSBURY RD, DEVON MEADOWS, VIC 3977	\$1,272,534	22/01/2018