Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

79 Finsbury Road Devon Meadows VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Priceor range between\$1,195,000&\$1,265,0	00	
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Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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	
24 Bakers Road Clyde VIC 3978	\$1,475,000	26-Sep-19	
24 Sweet Wattle Drive Cranbourne South VIC 3977	\$1,370,000	10-Feb-20	
73 Browns Road Devon Meadows VIC 3977	\$1,330,000	08-Jan-21	

OR

B* 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 6 months.

This Statement of Information was prepared on: 05 February 2021

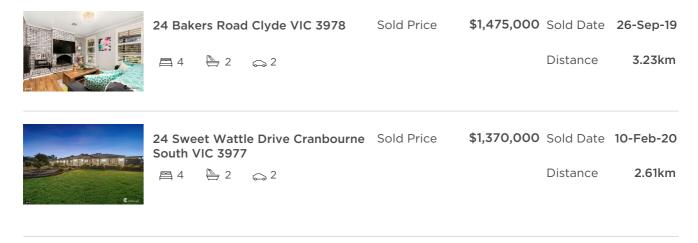


consumer.vic.gov.au



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73 Browns Road Devon Meadows VIC 3977		Sold Price	^{rs} \$1,330,000 ^{UN}	Sold Date	08-Jan-21	
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RS = Recent sale UN = Undisclosed Sale

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