

## 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

34 Browns 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,650,000

&

\$1,790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,222,500

Property type

House

Suburb

Devon Meadows

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

### 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

1 Facey Road Devon Meadows VIC 3977	\$1,500,000	13-Aug-21
80 Craig Road Devon Meadows VIC 3977	\$1,210,000	21-Jun-21
30 Scott Road Cranbourne South VIC 3977	\$1,716,000	28-Oct-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: 24 November 2021



## 1 Facey Road Devon Meadows VIC 3977

Sold Price

<sup>RS</sup>

**\$1,500,000**

Sold Date

**13-Aug-21**



4



2



4

Distance

**0.87km**



## 80 Craig Road Devon Meadows VIC 3977

Sold Price

**\$1,210,000**

Sold Date

**21-Jun-21**



4



2



2

Distance

**1.33km**



## 30 Scott Road Cranbourne South VIC 3977

Sold Price

<sup>RS</sup>

**\$1,716,000**

Sold Date

**28-Oct-21**



3



2



2

Distance

**3.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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