

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property address: Lot 904 Devereux Way, VIC 3217

Indicative selling price:

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

*Delete single price or range as applicable

Single Price

or range between

\$260,000

&

\$270,000

Median sale price:

(*Delete house or unit as applicable)

Median Price

\$495,000

House

Suburb
or locality

Charlemont

Period - From

January 2018

to

September 2018

Source

Pricefinder

Comparable property sales:

A 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 SALES
81 Ross Street, Armstrong Creek	\$255,000	11/07/2018
14 Cassava Street, Armstrong Creek	\$280,000	17/07/2018
15 Ross Street, Armstrong Creek	\$290,000	28/06/2018

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