

# 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

234 Devonport Drive, Fingal Vic 3939

### Indicative selling price

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

Range between \$6,800,000

&

\$7,400,000

### Median sale price

Median price \$1,835,000

Property Type House

Suburb Fingal

Period - From 01/07/2021

to

30/06/2022

Source REIV

### 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 six 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		
2		
3		

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 six months.~~

This Statement of Information was prepared on:

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James Hallahan  
03 9068 4850  
0434517572

james@whitefoxrealestate.com.au

**Indicative Selling Price**

\$6,800,000 - \$7,400,000

**Median House Price**

Year ending June 2022: \$1,835,000



6 5 5

**Property Type:** House (Res)  
**Land Size:** 24000 sqm approx  
**Agent Comments**

## Comparable Properties

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.