

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**45 FINSBURY ROAD, DEVON MEADOWS,**

2 1 -

### Indicative Selling Price

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

**Price Range: \$760,000 to \$830,000**

Provided by: floris antonides, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**DEVON MEADOWS, VIC, 3977**

Suburb Median Sale Price (House)

**\$885,000**

01 January 2017 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1980 SOUTH GIPPSLAND HWY, DEVON**

3 2 2

Sale Price

**\$885,000**

Sale Date: 27/04/2017

Distance from Property: 1.2km



**8 BROWNS RD, DEVON MEADOWS, VIC 3977**

4 2 5

Sale Price

**\$990,000**

Sale Date: 01/04/2017

Distance from Property: 998m



**24 RAWLINS RD, DEVON MEADOWS, VIC 3977**

4 3 2

Sale Price

**\$840,000**

Sale Date: 22/03/2017

Distance from Property: 1.5km



This report has been compiled on 16/09/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

45 FINSBURY 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)

Price Range:

\$760,000 to \$830,000

Median sale price

Median price

\$885,000

House

X

Unit

Suburb

DEVON MEADOWS

Period

01 January 2017 to 30 June 2017

Source



Comparable property sales

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
1980 SOUTH GIPPSLAND HWY, DEVON MEADOWS, VIC 3977	\$885,000	27/04/2017
8 BROWNS RD, DEVON MEADOWS, VIC 3977	\$990,000	01/04/2017
24 RAWLINS RD, DEVON MEADOWS, VIC 3977	\$840,000	22/03/2017