

Yashar Egder-Moradi

P 5990 9400

M 0423 459 346

E yegder-moradi@barryplant.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

194 Fisheries Road Devon Meadows VIC 3977

 3  1  2

Indicative Selling Price

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

Range between \$450,000 & \$495,000

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

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.



**7 Glenalva Parade Cannons Creek
VIC 3977**

 3  1  2

Sold Price

\$470,000

Sold Date

11-Jan-19

Distance

3.82km



**40 Glenalva Parade Cannons Creek
VIC 3977**

 3  2  2

Sold Price

\$485,000

Sold Date

12-Mar-19

Distance

3.85km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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8 Warneet Road Blind Bight VIC 3980

 3  1  1

Sold Price

\$460,000

Sold Date

10-Apr-19

Distance

4.38km



2 Corandirk Street Warneet VIC 3980

 3  1  2

Sold Price

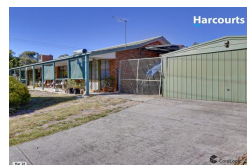
\$470,000

Sold Date

18-Feb-19

Distance

4.61km



57 Fishermans Drive Blind Bight VIC 3980

 3  1  2

Sold Price

\$475,000

Sold Date

22-Mar-18

Distance

4.7km

RS = Recent sale

UN = Undisclosed Sale

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