

# 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 offered for sale

Address  
Including suburb and postcode 1744 South Gippsland Highway, 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 \$798,000 or range between \$ & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$912,500 \*House ☒ \*unit ☐ Suburb or locality Devon Meadows  
Period - From 01/07/2016 to 30/06/2017 Source Pricefinder

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 1980 South Gippsland Highway, Vic 3977	\$885,000	27/04/2017
2. 8 Browns Road, Devon Meadows, Vic 3977	\$990,000	01/04/2017
3. 24 Rawlins Road, Devon Meadows, Vic 3977	\$840,000	22/03/2017

OR

~~B\* Either 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\*.  
Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.  
(\*Delete as applicable)~~