

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 MCCALLUM STREET, DEVENISH, VIC 3726

Indicative selling price

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

Price Range: \$150,000 to \$165,000

Median sale price

Median price \$460,000

Property type

House

Suburb

DEVENISH

Period

01 January 2021 to 31 December 2021

Source

pricefinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
30 MAIN ST, DEVENISH, VIC 3726	\$210,000	02/07/2019
8 MAIN ST, DEVENISH, VIC 3726	\$72,000	18/09/2019

This Statement of Information was prepared on: 21/03/2022

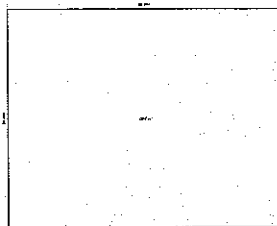
Please: The average price is based in a combination of Rural Holdings. The Main Town the House + Land is realised at a good home of about 200 K (150/165) This Home requires extensive works including Restump.

CONSUMER
AFFAIRS VICTORIA

consumer.vic.gov.au/

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 MCCALLUM STREET, DEVENISH, VIC



Indicative Selling Price

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

Price Range: \$150,000 to \$165,000

MEDIAN SALE PRICE



DEVENISH, VIC, 3726

Suburb Median Sale Price (House)

\$460,000

01 January 2021 to 31 December 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



30 MAIN ST, DEVENISH, VIC 3726



Sale Price

\$210,000

Sale Date: 02/07/2019

Distance from Property: 208m



8 MAIN ST, DEVENISH, VIC 3726



Sale Price

\$72,000

Sale Date: 18/09/2019

Distance from Property: 414m



This report has been compiled on 21/03/2022 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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