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	1265 North Road, Devon Meadows, VIC-3977

Indicative selling price

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

Single price		or range between	$3,500,000	&	$3,850,000

Median sale price

Median price	$1,315,000	Property type	House	Suburb	Devon Meadows
Period - From	01/01/2022	to	31/12/2022	Source	Realestate.com.au

Comparable property sales

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: 19/01/2023