



STATEMENT OF INFORMATION

177 WHITELAWS TRACK, DEVON NORTH, VIC 3971

PREPARED BY ROBYN CAMPBELL, LANDMARK HARCOURTS YARRAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



177 WHITELAWS TRACK, DEVON NORTH,  5  2  3

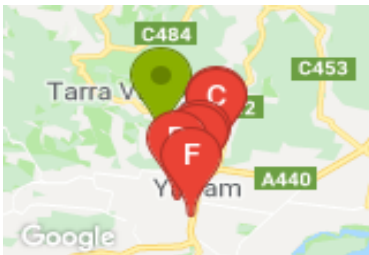
Indicative Selling Price

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

Single Price: **\$480,000**

Provided by: Robyn Campbell, Landmark Harcourts Yarram

MEDIAN SALE PRICE



DEVON NORTH, VIC, 3971

Suburb Median Sale Price (House)

\$389,000

01 January 2018 to 31 December 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



397 COMMERCIAL RD, YARRAM, VIC 3971  5  2  4

Sale Price

\$435,000

Sale Date: 11/10/2018

Distance from Property: 7.5km



271 NORTH RD, YARRAM, VIC 3971  6  3  7

Sale Price

\$597,000

Sale Date: 28/11/2018

Distance from Property: 7.4km



152 BUCKLEYS ISLAND RD, YARRAM, VIC 3971  4  3  6

Sale Price

\$615,000

Sale Date: 04/11/2018

Distance from Property: 6.2km



This report has been compiled on 25/02/2019 by Landmark Harcourts Yarram. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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180 BUCKLEYS ISLAND RD, YARRAM, VIC 3971  4  2  6

Sale Price

\$760,000

Sale Date: 08/10/2018

Distance from Property: 6.1km



343 COMMERCIAL RD, YARRAM, VIC 3971  4  3  3

Sale Price

\$425,000

Sale Date: 14/09/2018

Distance from Property: 7.2km



14 EDEYS RD, ALBERTON, VIC 3971  4  2  1

Sale Price

\$420,000

Sale Date: 30/04/2018

Distance from Property: 9.7km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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

177 WHITELAWS TRACK, DEVON NORTH, VIC 3971

Indicative selling price

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

Single Price:

\$480,000

Median sale price

Median price

\$389,000

House

Unit

Suburb

DEVON NORTH

Period

01 January 2018 to 31 December 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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

Address of comparable property	Price	Date of sale
397 COMMERCIAL RD, YARRAM, VIC 3971	\$435,000	11/10/2018
271 NORTH RD, YARRAM, VIC 3971	\$597,000	28/11/2018
152 BUCKLEYS ISLAND RD, YARRAM, VIC 3971	\$615,000	04/11/2018

180 BUCKLEYS ISLAND RD, YARRAM, VIC 3971	\$760,000	08/10/2018
343 COMMERCIAL RD, YARRAM, VIC 3971	\$425,000	14/09/2018
14 EDEYS RD, ALBERTON, VIC 3971	\$420,000	30/04/2018