

JUST LISTED

### Statement of Information

Sections 47AF of the Estate Agents Act 1980

## 96 Devines Road, LITTLE RIVER 3211

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,450,000 - \$1,500,000**

### Median sale price

Median **House** for **LITTLE RIVER** for period **Jun 2017 - Feb 2018**  
Sourced from **RE**.

**\$1,400,000**

### 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 the most comparable to the property for sale.

<b>103 McCleans Rd,</b> Little River 3211	<b>Price \$1,428,888</b> Sold 14 August 2017
<b>710 Old Melbourne Rd,</b> Little River 3211	<b>Price \$1,180,000</b> Sold 15 August 2017
<b>120 Rothwell Rd ,</b> Little River 3211	<b>Price \$1,500,000</b> Sold 23 February 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RE.



House **361**  
A CUT ABOVE THE REST  
4 beds 1 baths

#### 361 Degrees Real Estate

86 Watton Street,  
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#### Contact agents



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