Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 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 in 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.

or sale							
d 2/13 Carmen Co							
price							
price see consume	er.vic.gov.au/underquoti	ng (*Delete single pric	e or range a	as applicable)			
\$	or range between	\$595,000	&	\$650,000			
000	Property type Unit	Suburb	Hampton F	Park			
	price price see consume e \$	2/13 Carmen Court, Hampton Park VIC price price see consumer.vic.gov.au/underquoti e \$	2/13 Carmen Court, Hampton Park VIC 3976 price price see consumer.vic.gov.au/underquoting (*Delete single price \$	2/13 Carmen Court, Hampton Park VIC 3976 price price see consumer.vic.gov.au/underquoting (*Delete single price or range at a see \$			

Comparable property sales

01 DEC 2022

Period - From

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property sale in the last six months.

30/04/2023

This Statement of Information was prepared on: 26/05/2023

Source



Pricefinder

APPRAISAL INPUT FORM



Appraisa	ıl Date	&	Time	9
Lietina ac	ent:	D	٠,١,٠	

Listing agent: Rehullah Associate Agent: Kai,

Who is going on the board?



Property Address:

Vendors Address:

Street number: 2/13 cormen & Street number:

Suburb:

Hampton Dark Suburb:

Vendors details

First name:

Ra2a First name:

Last name:

Mirza

Last name:

Salutation:

Mobile:

Mobile:

Home:

Work:

Email:

Property Features:

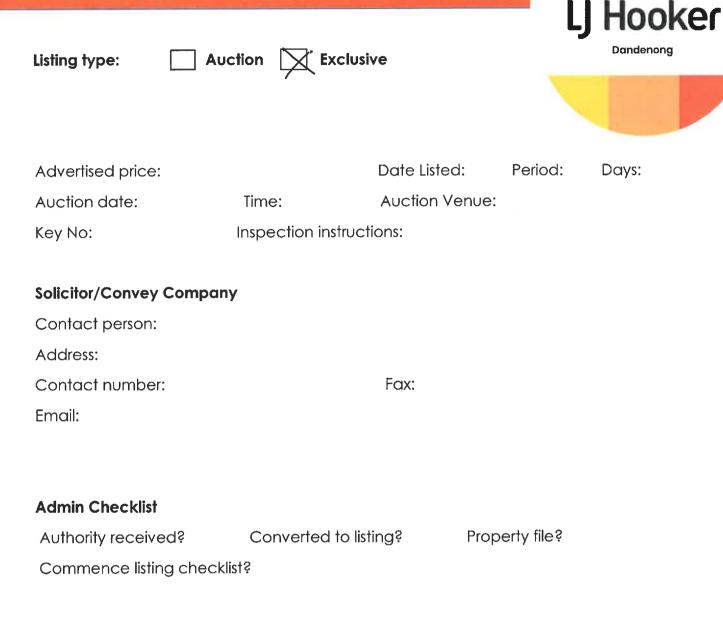
Bedrooms: 3 Study: Bathrooms: 2 Ensuite: Garage: 3 Carport: 1

Notes:

Next contact due:

CMA Report Yes No

LISTING INPUT FORM



Complete by: