

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.

Property offered for sale

Address
Including suburb and
postcode 2/13 Carmen Court, Hampton Park VIC 3976

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$----- or range between \$595,000 & \$650,000

Median sale price

Median price \$648,000

Property type Unit

Suburb Hampton Park

Period - From 01 DEC 2022

to 30/04/2023

Source Pricefinder

Comparable property sales

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.

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

APPRAISAL INPUT FORM

LJ Hooker

Dandenong

Appraisal Date & Time:

Listing agent: Ruhallah **Associate Agent:** Kai

Who is going on the board?

Property Address:

Street number: 2113 carmen ct

Suburb: Hampton park

Vendors Address:

Street number:

Suburb:

Vendors details

First name: Raza

Last name: Mirza

Salutation:

Mobile:

Home:

Email:

Price range: \$ 595,000 - \$ 650,000

Building area: m² Land area: m² Age: 3

First name:

Last name:

Mobile:

Work:

Fax:

Property Features:

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

Notes:

Next contact due:

CMA Report

☒ Yes ☐ No

LISTING INPUT FORM

LJ Hooker

Dandenong

Listing type: ☐ Auction ☒ Exclusive



Advertised price: _____ Date Listed: _____ Period: _____ Days: _____

Auction date: _____ Time: _____ Auction Venue: _____

Key No: _____ Inspection instructions: _____

Solicitor/Convey Company

Contact person: _____

Address: _____

Contact number: _____ Fax: _____

Email: _____

Admin Checklist

Authority received? _____ Converted to listing? _____ Property file? _____

Commence listing checklist? _____

Complete by: _____