## Statement of Information

## Single residential property located outside 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 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

	ered for	sale							
Address Including suburb or locality and postcode		9 Raheen Drive, Mallacoota, VIC, 3892							
ndicative se	lling pr	ice							
or the meaning	of this pr	ice see consu	umer.vic	.gov.au/un	derquotir	ng (*Delete si	ingle pric	e or range as	applicable)
Single price				or range	between	\$320,000		&	\$335,000
ledian Sale	Price								
Median price	No Data		Pro	perty type	House		Suburb	Mallacoota	
Period - From	Novemb	November to November Source realestate					e.com.au		
			L						
Comparable	proper	•					-		
\* These a	proper	ree properties	s sold wi	thin five ki	lometres	of the proper	ty for sal	e in the last 1 property for s	8 months that the sale.
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This Statement of Information was prepared on: 28th November 2024

