

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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/land/channel/content/address Search before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or
locality and postcode

5/29 St Paul's Way, Bakery Hill

Indicative selling price

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

Single price

\$439,950

or range
between

\$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$398,500

*House

*Unit

*

Suburb
or
locality

Bakery Hill

Period - From

10/10/2018

to

25/08/2019

Source

PriceFinder

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

1	110 Eureka Street, Ballarat East, Vic	\$447,500	15/05/2019
2	521 Finch Street, Ballarat East, Vic	\$420,000	02/06/2018
3	128 Burnbank Street, Lake Wendouree, Vic	\$420,000	17/10/2017