

# 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](http://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](http://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

**Corner of Miles and Grant Streets, Sebastopol**

### Indicative selling price

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

Single price

**\$900,000** (plus GST)

or range  
between

\$

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price

**\$255,000**

\*House

**\***

\*Unit

Suburb  
or  
locality

**Sebastopol**

Period - From

**01/01/2016**

to

**24/01/2018**

Source

**PriceFinder**

### Comparable property sales

**N.B** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.