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.

Property offered for sale								
Address Including suburb or locality and postcode	CA1 CA2 CA3 Tait Hamilton Road, Gobarup VIC 3559							
Indicative selling p	rice							
For the meaning of this p	orice see consumer.vi	c.gov.au/underquotir	ng (*Delete sin	gle price	e or range as a	applicable)		
Single price		or range between	\$420,000		&	\$450,000		
Median sale price								
Median price *Not Available Pro		operty type House	5	Suburb	rb Gobarup			
Period - From Octobe 2023	to September 2024 Source www.realestate.com.au							
Comparable property sales (*Delete A or B below as applicable)								
B * The estate age	nt or agent's represen	tative reasonably be	lieves that few	er than	three compara	able properties		

were sold within five kilometres	of the property for sale in the last 18 months.	

This Statement of Information was prepared on:	25/10/2024

