## 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											
Including s locality and p		iburb or 13 Kerr Street, Mortiake VIC 3272									
Indicative se	elling p	rice									
For the meaning	g of this p	rice s	ee consi	umer.vic	.gov.a	u/underquoti	ng (*Delete s	single pri	ce or range as	applicable)	
Single price		\$70,000			or range between				&		
Median sale	price										
Median price	\$179,995			Pro	perty ty	/pe HOUSE		Suburb	Suburb Mortlake		
Period - From	01/09/20	019	to	29/09/2	2020	Source	Hometrack	Australia			

## Comparable property sales

В	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.

This Statement of Information was prepared on: 04/11/2020

