

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 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 and
postcode

82 TAMBO ROAD, INVERMAY, VIC 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: 1,050,000 to 1,150,000

Median sale price

Median price \$1,177,500

Property type

House

Suburb

INVERMAY

Period

01 January 2020 to 31 December 2020

Source

pricefinder

Comparable property sales

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: 09/02/2021

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Health and Wellbeing at Property Inspections This and following, the health of our valued clients and our staff is of our utmost priority. To ensure your wellbeing and protection, we will only see you for a face-to-face inspection if: - The inspection is essential to the sale of the property. - All attendees are wearing a face mask. - Physical distancing is maintained at all times. - Hand sanitiser is available for use before and after the inspection. - Inspection is conducted in a well-ventilated area. - Inspection is conducted in a well-lit area. - Inspection is conducted in a well-ventilated area. * Before we see a client, we will first check the local COVID-19 status and the Victorian Government's advice on whether it is safe to conduct face-to-face inspections. Also note that you should always wear a face mask if you: - Are entering any of the premises of your agent or agent's representative who is present. - Visit a public place with someone who has been diagnosed with or exposed to COVID-19. - Have travelled from overseas in the last 14 days. - Have been in close contact with a person who has been diagnosed with or exposed to COVID-19. budon	82 TAMBO ROAD, INVERMAY, VIC 3352  4  2  8 Indicative Selling Price For the meaning of this price see consumer.vic.au/underquoting Price Range: 1,050,000 to 1,150,000 Provided by: Chris Leonard, PRDnationwide Ballarat
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MEDIAN SALE PRICE

	INVERMAY, VIC, 3352 Suburb Median Sale Price (House) \$1,177,500 01 January 2020 to 31 December 2020 Provided by: pricefinder
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COMPARABLE PROPERTIES

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.

STATEMENT OF INFORMATION

82 TAMBO ROAD, INVERMAY, VIC 3352

PREPARED BY CHRIS LEONARD, PRDNATIONWIDE BALLARAT