

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

2020 Bullumwaal Road, Mount Taylor. VIC. 3875.

Indicative selling price

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

Single price \$370,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

Important advice about the median sale price. When this statement of information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated and our sales records (if any), did not provide a median sale price that met the requirement of Section 47A7 (2) (b) of the Estate Agents Act 1980.

*House

*

*Unit

Suburb or locality

Mount Taylor

Period - From

September 2016

to

August 2017

Source

Core Logic RP Data

Comparable property sales (*Delete A or B below as applicable)

A*

Address of comparable property

Price

Date of sale

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Address of comparable property

Price

Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.