## Statement of Information

## Single residential property located in 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 in 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.

Median sale price  (*Delete house or unit as applicable)  Median price \$450,000 *House X *Unit Suburb Warneel  Period - From April 17 to June 17 Source Core Logic RP Data  Comparable property sales (*Tick A or B below as applicable)  A* These are the three properties sold within two kilometres of the property for sale in the last six month that the estate agent or agent's representative considers to be most comparable to the property for sale.  Address of comparable property  Price Date of sale  1 25 Balaka Sheel Warneel  \$ \$30,000 \$ 4/1  2 22 Culsoa & Warneel  \$ \$470,000 21   3 1	It is recommended that the address of the property being offered for sale be che services.land.vic.gov.au/landchannel/content/addressSearch before being enter		of Information.
Including suburb and postcode  Indicative selling price  For the meaning of this price see consumer. vic. gov. au/underquoting (*Delete single price or range as applicable)  Single price  Single pri	Property offered for sale		
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single price * or range between ** 500,000	Address Including suburb and postcode 10 Gilgandra of Wa	erneet vii	C 3980
Median sale price  (*Delete house or unit as applicable)  Median price \$450,000 *House X *Unit Suburb Warneed  Period - From April 17 to June 17 Source Core Logic. PP Data  Comparable property sales (*Tick A or B below as applicable)  A* These are the three properties sold within two kilometres of the property for sale in the last six month that the estate agent or agent's representative considers to be most comparable to the property for sale.  Address of comparable property  Price Date of sale  1 25 Balaka Sheet Nameet \$530,000 8 4/1  2 22 Culsoa Sh Warneet \$470,000 21 (3) 1 = 3 2 0 Kallara Ru Warneet \$440,000 41511 = 3 2 0 Kallara Ru Warneet \$440,00	Indicative selling price		
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(*Delete house or unit as applicable)  Median price \$450,000 *House X *Unit Suburb Warneel  Period - From April 17 to June 17 Source Care Logic RP Data  Comparable property sales (*Tick A or B below as applicable)  A* These are the three properties sold within two kilometres of the property for sale in the last six month that the estate agent or agent's representative considers to be most comparable to the property for sale.  Address of comparable property  Price Date of sale  1 25 Balaka Skeel Warneel  \$530,000 \$ 4/1  2 22 Culson \$\frac{1}{2}\$ Warneel  \$470,000 21   3 1=3   3   2   4   4   4   4   4   4   4   4   4	Single price \$* or range between \$*50000	× *	\$ 550,000
Median price \$450,000 *House X *Unit Suburb Warnelf  Period - From April 17 to June 17 Source Care Lagic RP Data  Comparable property sales (*Tick A or B below as applicable)  A* These are the three properties sold within two kilometres of the property for sale in the last six month that the estate agent or agent's representative considers to be most comparable to the property for sale.  Address of comparable property  Price Date of sale  1 25 Balaka Sheet Warnelf  2 22 Culsoa St Warnelf  3 20 Kallara Rul Warnelf  54440000 41511:	Median sale price		
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<sup>2</sup> 22 Culson st Warnet \$470,000 21/3/1= <sup>3</sup> 29 Kallora Rd Warnet \$440,000 4/5/1=	Address of comparable property	Price	Date of sale
		\$ \$30,000	8 4/17
	222 Culsoa st Warneet	\$470,000	21/3/17
OR	3 29 Kallora Rd Warneet	\$440,000	415117
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.	B* The estate agent or agent's representative reasonably believes		•



