## 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.

Address uburb or ostcode	46 Serene Te	rrace, Drysdale	VIC 3222			
lling p	rice					
of this p	rice see consu	ımer.vic.gov.au/ı	underquoting (*De	elete single price	e or range	as applicable)
gle price	\$* 450,000	or range	s between \$*		&	\$
price						
\$		Property type	е	Suburb		
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	elling position of this position price	### 450,000  ### 450,000  ### 450,000  ### 450,000	### 450,000 After the price of this price see consumer.vic.gov.au/ugle price ** 450,000 Or range **  ### Property type    Property type	### 450,000  ### Property type  46 Serene Terrace, Drysdale VIC 3222  47 Terrace  48 Serene Terrace, Drysdale VIC 3222  49 Terrace  40 Serene Terrace, Drysdale VIC 3222  40 Terrace  40 Serene Terrace, Drysdale VIC 3222  41 Terrace  42 Terrace, Drysdale VIC 3222  43 Terrace  45 Terrace, Drysdale VIC 3222  46 Serene Terrace, Drysdale VIC 3222  47 Terrace  48 Terrace, Drysdale VIC 3222  49 Terrace  40 Terrace, Drysdale VIC 3222  40 Terrace  40 Terrace, Drysdale VIC 3222  40 Terrace  40 Terrace, Drysdale VIC 3222  41 Terrace, Drysdale VIC 3222  41 Terrace, Drysdale VIC 3222  42 Terrace, Drysdale VIC 3222  48 Terrace, Drysdale VIC 3222  49 Terrace, Drysdale VIC 3222  40 Terrace, Drysdale VIC 3222  41 Terrace, Drysdale VIC 3222  41 Terrace, Drysdale VIC 3222  41 Terrace, Drysdale VIC 3222  42 Terrace, Drysdale VIC 3222  41 Terrace, Drysdale VIC 3222  42 Terrace, Drysdale VIC 3222  42 Terrace, Drysdale VIC 3222  42 Terrace, Drysdale VIC 3222  43 Terrace, Drysdale VIC 3222  44 Terrace, Drysdale VIC 3222  45 Terrace, Drysdale VIC 3222  46 Terrace, Drysdale VIC 3222  47 Terrace, Drysdale VIC 3222  48 Terrace, Drysdale	### 450,000  Price  Property type  46 Serene Terrace, Drysdale VIC 3222  47 Serene Terrace, Drysdale VIC 3222  48 Serene Terrace, Drysdale VIC 3222  48 Serene Terrace, Drysdale VIC 3222  49 Serene Terrace, Drysdale VIC 3222  40 Serene Terrace, Drysdale VIC 3222  41 Serene Terrace, Drysdale VIC 3222  42 Serene Terrace, Drysdale VIC 3222  42 Serene Terrace, Drysdale VIC 3222  43 Serene Terrace, Drysdale VIC 3222  44 Serene Terrace, Drysdale VIC 3222  45 Serene Terrace, Drysdale VIC 3222  46 Serene Terrace, Drysdale VIC 3222  46 Serene Terrace, Drysdale VIC 3222  47 Serene Terrace, Drysdale VIC 3222  47 Serene Terrace, Drysdale VIC 3222  48 Serene Terrace, Drysdale VIC 3222  57 Serene Terrace, Drysdale VIC 3222  58 Serene Terrace, Drysdale VIC 322	### 450,000  Property type  46 Serene Terrace, Drysdale VIC 3222  47 Serene Terrace, Drysdale VIC 3222  48 Serene Terrace, Drysdale VIC 3222  48 Serene Terrace, Drysdale VIC 3222  49 Serene Terrace, Drysdale VIC 3222  40 Serene Terrace, Drysdale VIC 3222  41 Serene Terrace, Drysdale VIC 3222  42 Serene Terrace, Drysdale VIC 3222  43 Serene Terrace, Drysdale VIC 3222  44 Serene Terrace, Drysdale VIC 3222  45 Serene Terrace, Drysdale VIC 3222  46 Serene Terrace, Drysdale VIC 3222  46 Serene Terrace, Drysdale VIC 3222  47 Serene Terrace, Drysdale VIC 3222  47 Serene Terrace, Drysdale VIC 3222  48 Serene Terrace, Drysdale VIC 3222  58 S

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

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months 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. 40 Serene Terrace, Drysdale, Vic 3222	\$ 410,000	09 Mar 2023
2. Lot 25, 5-17 Oakden Road, Drysdale, Vic 3222	\$ 430,000	24 Apr 2022
3. Lot 26, 5-17 Oakden Road, Drysdale, Vic 3222	\$ 430,000	24 Apr 2022

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B*	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:	
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