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 off	ered fo	r sale	е							
Address Including suburb or locality and postcode		635 Dockerys Road, Sugarloaf Creek VIC 3659								
Indicative se	elling p	rice								
For the meaning	g of this p	rice se	ee consu	ımer.vic	.gov.au/ur	nderquotir	ng (*Delete si	ingle pric	e or range as	applicable)
Single price		\$1,300,000			or range	between			&	
Median sale	price									
Median price	\$ NA	\$ NA			Property type			Suburb	b Sugarloaf Creek VIC	
Period - From	NA	NA to		NA		Source	www.reales	state.com.au		
Comparable B* The es		•	•					-	three compar	able properties
	•		•	s of the	property fo	or sale in	the last 18 m	nonths.		· ·

