



@REALTY PTY LTD T/A @realty
Level 10/555 Lonsdale Street Melbourne VIC 3000

Affiliate of SAA
Member of REIN

Email: contracts@atrealty.com.au

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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 415 EAST WEST ROAD WANDSWELL 3820
Including suburb or locality 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 \$* 449,000 or range between \$* _____ & \$ _____

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$ 420,525 - *House *unit Suburb or locality WANDSWELL 3820
Period - From MAY 2018 to SEPT 18 Source RP DATA

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 11 EMERALD DRIVE WANDSWELL 3820	\$ 525,000	29/11/18
2 7 EMERALD DRIVE WANDSWELL 3820	\$ 545,000	17/5/18
3 3 BOTANICA DRIVE WANDSWELL 3820	\$ 455,000	16/9/17

OR

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.

Statement of Information
 Internet advertising for single residential property
 located within or 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 an internet advertisement.
 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 included **with any advertisement for the sale of a single residential property** published by or on behalf of an estate agent or agent's representative on any internet site during the period that the residential property is offered for sale.
 The indicative selling price 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.
 If the property for sale is in the Melbourne metropolitan area, a comparable property must be within two kilometres and have sold within the last six months. If the property for sale is outside the Melbourne metropolitan area, a comparable property must be within five kilometres and have sold within the last 18 months. 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**.
 It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch.

Indicative selling price

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

Single price \$* **449,000** or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$ **420,525** *House *unit Suburb or locality **WARRAWUL 3820**
 Period - From **MAY 18.** to **SEPT 18** Source **R-P DATA**

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
11 EMERALD DRIVE WARRAWUL 3820	\$525,000	22/1/18
27 EMERALD DRIVE WARRAWUL 3820	\$545,000	17/5/18
33 BOTANICO DRIVE WARRAWUL 3820	\$455,000	10/9/17

OR

B* **Either** 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*.
Or 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*.

(*Delete as applicable)

