

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 offered for sale

Address
Including suburb or
locality and postcode

180 Margetts Road, Yea VIC 3717

Indicative selling price

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

Single price \$* or range between \$690,000 & \$730,000

Median sale price

Median price \$440,000

Property type House

Suburb Yea

Period - From 30/06/18

to

30/06/19

Source Property Data Online

Comparable property sales

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.

This Statement of Information was prepared on: 19 / 09 / 2019

Comparable property sales (Further than 5 kilometres)

The following sales represent data comparable to the sale of the property at 180 Margetts Road, Yea VIC 3717. These properties are located just outside a 5 kilometre radius, but within reasonable distance that supports the indicative selling price.

Address of comparable property	Price	Date of sale
1 439 Spring Valley Road, Flowerdale VIC 3717	\$750,000	06/07/19
2 5018 Whittlesea-Yea Road, Yea VIC 3717	\$852,000	18/11/18
3 643 Spring Valley Road, Flowerdale VIC 3717	\$740,000	03/08/18

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