Statement of Information

Single residential property located in 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*.

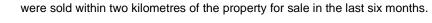
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas 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.

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										
Including sub	Address ourb and oostcode	22 Everitt street Dandenong 3175								
Indicative selling price										
For the meaning	g of this p	rice see consur	ner.vi	c.gov.au/u	ınderquoti	ng (*Delete s	single pri	ce or range as	applicable)	
Single price \$*		\$*)*		or range between		\$520,000		\$570,000	
Median sale price										
Median price	\$600,00	000 P		roperty type house		Suburt		Dandenong		
Period - From	June 19	to [Dec 19	9	Source	Rpdata				
Comparable	prope	rty sales								
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties										



This Statement of Information was prepared o	n: 13/01/2019
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