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/land channel/content/address Search before being entered in this Statement of Information.

Property offered for sale												
Including sub	Address ourb and postcode	and 2 Warde Street, Bairnsdale										
Indicative se	lling pr	ice										
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)												
Single price		\$695	5,000	or r	or range between \$*		\$*		&	\$		
Median sale	price											
Median price	\$460,571			Property	Property type		HOUSE		Bairnsdale			
Period - From	NOV 24		to	OCT 25		Source	RP DATA					

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
52 Pearson Street Bairnsdale	\$760,000	28/06/24
14 Pearson Street	\$690,000	9/5/25
1/13 Williams Parade Bairnsdale	\$715,000	

This Statement of Information was prepared on: 1/12/2025

