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 offe	ered for	sale					
Address Including suburb or locality and postcode		120 Whitegum Drive Wheatsheaf Vic 3461					
Indicative se	lling pr	rice					
For the meaning	of this pr	rice see consumer.	vic.gov.au/underquotir	ng (*Delete single pr	ice or range as	applicable)	
Sing	gle price	\$	or range between	\$500,00	&	\$550,000	
Median sale	price						
Median price	\$462,00	0 P	Property type LAND	perty type LAND Subur		bDAYLESFORD	
Period - From 01 MAY 2021 to 01 APR 2022 Source CORELOGIC							
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B * The esta	ate agen	t or agent's represe	entative reasonably be	lieves that fewer tha	n three compar	able properties	

This Statement of Information was prepared on: 19TH MAY 2022

were sold within five kilometres of the property for sale in the last 18 months.

