

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

Comparable property sales

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
1 2/15a Howson St BRUNSWICK WEST 3055	\$1,000,000	26/10/2019
2 21 Kendall St ESSENDON 3040	\$900,000	16/11/2019
3 4/43 Bank St ASCOT VALE 3032	\$896,500	23/11/2019

OR

~~**B*** 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.~~



 2
  2
  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price

\$899,000

Median House Price

September quarter 2019: \$1,180,000

Comparable Properties



2/15a Howson St BRUNSWICK WEST 3055 (REI)

Agent Comments

 3
  2
  2

Price: \$1,000,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Townhouse (Res)

21 Kendall St ESSENDON 3040 (REI)

Agent Comments

 2
  2
  1

Price: \$900,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Townhouse (Res)

Land Size: 257 sqm approx



4/43 Bank St ASCOT VALE 3032 (REI)

Agent Comments

 2
  1
  1

Price: \$896,500

Method: Auction Sale

Date: 23/11/2019

Property Type: Townhouse (Res)