

# 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](http://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/address Search](http://services.land.vic.gov.au/landchannel/content/addressSearch).

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 174a Warrigal Rd MENTONE 3194	\$795,000	12/12/2019
2 5/1 Latrobe St CHELTENHAM 3192	\$772,000	06/11/2019
3 3/1318 Nepean Hwy CHELTENHAM 3192	\$750,000	18/11/2019

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.~~



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$720,000  
**Median Unit Price**  
December quarter 2019: \$702,000

## Comparable Properties



**174a Warrigal Rd MENTONE 3194 (REI)**

Agent Comments



**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 12/12/2019  
**Property Type:** Townhouse (Single)



**5/1 Latrobe St CHELTENHAM 3192 (REI)**

Agent Comments



**Price:** \$772,000  
**Method:** Private Sale  
**Date:** 06/11/2019  
**Property Type:** Townhouse (Single)



**3/1318 Nepean Hwy CHELTENHAM 3192 (REI)**

Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 18/11/2019  
**Property Type:** Townhouse (Single)