# Fact Sheet 13: Fixed price advertisements and offers, and ban on inviting rental bids

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| This fact sheet is about changes to Victoria’s renting laws that have not happened yet. They will be in place from 29 March 2021.For information on current laws, visit the [Renting section - Consumer Affairs Victoria website](https://www.consumer.vic.gov.au/renting) <consumer.vic.gov.au/renting>. |

Changes to renting laws mean that rental providers (landlords) and real estate agents must only offer a property for rent at a fixed price.

It will be unlawful to:

* advertise a property for rent with a price range, including price plus style advertising.
* request or solicit bids for rent.

## Can a price range be included in an advertisement for a rental property?

Any advertisement or offer of a property for rent must include a fixed price. A price range cannot be used.

## Can an advertisement not include a price?

Signs advertising a property for rent placed at or near the premises need not include the amount of rent. If it does include a rent amount, it must be a fixed price.

**Example:**

An online advertisement or signage advertising outside a rental home has an indicative rent range of $320-$340 per week. This is unlawful.

The advertisement or signage must display a fixed amount, for example $320 per week.

## Can a rental provider ask for higher rent?

No. Rental providers and real estate agents must not ask for or invite offers of rent higher than the advertised price. But they can accept a higher, unprompted offer made by a prospective renter.