

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	\$*	or range between	\$*	&	\$
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Median sale price

Median price	\$	*House			Suburb	
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Period - From		to		Source	
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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
1	\$	
2	\$	
3	\$	

This is a price guide for the property. It can either be a single price, or a price range of up to 10 per cent. It must not be less than:

- the seller's asking price
- the agent's estimated selling price, or
- a price in a written offer rejected by the seller.

Median means 'in the middle'. This price means that approximately half of the properties listed for sale in that suburb are above this price, and half are below this price.

Previously sold properties that are in a similar condition, standard and location to the property for sale. These sales must be in the last:

- 6 months and be within 2 kms of the property for sale if it's in the Melbourne metro area
- 18 months and be within 5 kms of the property for sale if it's outside the Melbourne metro area.