

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 in 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 offered for sale

Address
Including suburb
and postcode

22-24 Bayview Road, Officer

Indicative selling price

\$499,500

Median sale price

Median
price

\$ 586,000

Property type

House

Suburb

Officer

Period -
From

Q3 2020

to

Q4 2020

Source

REA

Comparable Sales

- A. These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address	Price	Date Of Sale
227 Rosedene ave, Officer, 3809	\$483,451	21/06/2020
233 Rosedene Ave, Officer, 3809	\$485,858	20/06/2020
13 Papa Way, Officer, 3809	\$490,000	06/06/2020

This Statement of Information was prepared on: 23rd October 2020