

Statement of Information

Single residential property located outside the Melbourne metropolitan area

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 outside 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 or
locality and postcode

(STAGE 6) MALLEE RIDGE ESTATE, LOT 52 – 67, IRYMPLE, VIC, 3498

Indicative selling price

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

Allotment Number	Allotment Size	Single Price	Price Range
52	2390m2	\$200,000	
53	2009m2	\$190,000	
54	2077m2	\$190,000	
55	2088m2	\$190,000	
56	2019m2	\$190,000	
57	2000m2	\$190,000	
58	2033m2	\$190,000	
59	2135m2	\$190,000	
60	2059m2	\$190,000	
61	2044m2	\$190,000	

62	2010m2	\$190,000	
63	2028m2	\$190,000	
64	2022m2	\$190,000	
65	2009m2	\$190,000	
66	2013m2	\$190,000	
67	4191m2	\$250,00	

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: