

# Estimated selling price

**Director approved information that must go in Authority forms in accordance with Section 47A of the Estate Agents Act 1980.**

## Agent's estimate of selling price

(Section 47A of the *Estate Agents Act 1980*)

Note: If a price range is specified, the difference between the upper and lower amounts cannot be more than 10% of the lower amount

single amount

or between

\$470,000.00

and

\$490,000.00

# 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/addressSearch](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)  
 (\*Delete single price or range as applicable)

Single price  or range between  and

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*unit  Suburb or locality

Period - From  to  Source

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

Address of comparable property	Price	Date of sale
43 Halletts Way, Bacchus Marsh	\$495,000.00	19/06/2018
9 Peter Pan Place, Bacchus Marsh	\$515,000.00	11/06/2018
73 O'Leary Way, Maddingley	\$490,000.00	21/04/2018

OR

B\*

Or 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\*.

(\*Delete as applicable)



# Statement of Information

## Single residential property located 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 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](http://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](http://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

21 Lone Pine Square, Bacchus Marsh 3340

### Indicative selling price

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

Single price \$  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  UNIT  Suburb or locality

Period - From  to  Source

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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
43 Halletts Way, Bacchus Marsh	\$495,000.00	19/06/2018
9 Peter Pan Place, Bacchus Marsh	\$515,000.00	11/06/2018
73 O/Leary Way, Maddingley	\$490,000.00	21/04/2018

OR

**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 month