

# Statement of Information

## Single residential property located in 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 included when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. 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 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**.

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).

### Property offered for sale

Address: 70 Sherbrooke Avenue Oakleigh South Vic 3167

### 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 \$920,000 &  \$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median price  \$962,500 \*House  \*unit  X Suburb or locality  Oakleigh South  
Period - From  March 2017 to  August 2017 Source  Realestate.com.au

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

**A\*** These are the three properties sold within two kilometres/five 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. 9 Emerald Street Oakleigh South Vic 3167	\$921,000	16/03/2017
2. 47 Washington Street Oakleigh South Vic 3167	\$945,000	06/06/2017
3. 6 Cypress Court Oakleigh South Vic 3167	\$940,000	01/07/2017

OR

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