Statement of Information

Single residential property located in 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 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 urb and ostcode	Lot 3 Jasmine Street (Bunyip Meadows), Bunyip										
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)											
Single price			\$810,000			n \$	\$*		&	\$	
Median sale price											
\$805,00	0		Prop	pe House	House & Land		Suburb	Bunyip			
2021		to	Curren	t	Sourc	er	realestate.com				
	Address urb and ostcode lling pr of this pr gle price price \$805,00	Address urb and ostcode Lot 3 Joseph Grice Lot 3 Jo	Address urb and bostcode Lot 3 Jasmine ling price of this price see consulting price \$810,000 price \$805,000	Address urb and ostcode Lot 3 Jasmine Street ling price of this price see consumer.vic. gle price \$810,000 price	Address urb and bostcode Lot 3 Jasmine Street (Bunyi postcode) Cling price of this price see consumer.vic.gov.au ple price \$810,000 or ran porice \$805,000 Property ty	Address urb and ostcode Lot 3 Jasmine Street (Bunyip Meadow ostcode) Iling price of this price see consumer.vic.gov.au/underquo gle price \$810,000 or range between orice \$805,000 Property type House	Address urb and ostcode Lot 3 Jasmine Street (Bunyip Meadows), lling price of this price see consumer.vic.gov.au/underquoting gle price \$810,000 or range between \$ price \$805,000 Property type House &	Address urb and ostcode Lot 3 Jasmine Street (Bunyip Meadows), Bunyip ling price of this price see consumer.vic.gov.au/underquoting (*Delete sigle price \$810,000 or range between \$* orice \$805,000 Property type House & Land	Address urb and ostcode Lot 3 Jasmine Street (Bunyip Meadows), Bunyip Cling price of this price see consumer.vic.gov.au/underquoting (*Delete single price \$810,000 or range between \$* Orice \$805,000 Property type House & Land Suburb	Address urb and ostcode Lot 3 Jasmine Street (Bunyip Meadows), Bunyip Cling price of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as gle price \$810,000 or range between \$* & Orice \$805,000 Property type House & Land Suburb Bunyip	Address urb and ostcode Lot 3 Jasmine Street (Bunyip Meadows), Bunyip Cling price of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable gle price \$810,000 or range between \$* & \$ corice \$805,000 Property type House & Land Suburb Bunyip

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 two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 04/10/2022

