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	or sale
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Address urb and ostcode	5 Hyacinth Rise Narre Warren South VIC 3805										
Indicative selling price											
of this pr	ice se	e consu	mer.vic	.gov.au	/underquot	ing	(*Delete si	ngle pri	ce or range as	applicable)	
gle price	\$*			or ran	ge betweei	n \$	\$1,150,000		&	\$1,265,000	
Median sale price											
\$820,00	0		Pro	perty ty	pe House	9		Suburb	Narre Warrer	South	
01/05/20)23	to	30/04/2	2024	Source	е	Corelogic				
	ling proof this profession of the price \$820,00	ling price of this price selle price \$*	Iing price of this price see consulte price \$* Drice \$820,000	Iing price of this price see consumer.vic le price \$* price \$820,000 Pro	5 Hyacinth Rise Narre Warre by Strode 1 Ing price of this price see consumer.vic.gov.au alle price ** or ran brice \$820,000 Property ty	Iing price of this price see consumer.vic.gov.au/underquot le price \$* or range between price \$820,000 Property type House	Iing price of this price see consumer.vic.gov.au/underquoting le price \$* or range between \$ price \$820,000 Property type House	S Hyacinth Rise Narre Warren South VIC 3805 ling price of this price see consumer.vic.gov.au/underquoting (*Delete signs price state of the price	Iing price of this price see consumer.vic.gov.au/underquoting (*Delete single price standard or range between \$1,150,000 Price \$820,000 Property type House Suburb	Shyacinth Rise Narre Warren South VIC 3805 Shyacinth Rise Narre Warren South VIC 3805 Shipping price In price see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting (*Delete single price or range as a shipping see consumer.vic.gov.au/underquoting see cons	S Hyacinth Rise Narre Warren South VIC 3805

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

A* These are the three properties sold within two 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	\$	
2	\$	
3	\$	

OR

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:	21st May 2024

