## Statement of Information

## Single residential property located inside 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 inside 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	c.gov.au/landcha	nnel/cont	tent/addressSear	rch before	being entere	ed in this S	tatemer	nt of Information.
Property of	fered for s	ale						
Add Including subu locality and post		obler Roa	d Donnybrook 30	064				
ndicative s	elling price	е						
or the meaning of	of this price see	consume	r.vic.gov.au/unde	erquoting				
Single	Price \$* 474,000		or range between \$*				&	\$*
/ledian sale	e price		_					
Median Price	\$* 338,000		Property Type	Land Only Sub			Donnybrook	
Period - From	20/02/2024 <b>To</b> 20/08/2024			Source	RPM Data			
Comparable	e property	sales						
			within two kilomive considers to l					
Address of comparable property						Price		ate of sale

This Statement of Information was prepared on: | 20/08/2024

