Statement of Information

Single residential property located outside 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 47AFof 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 metropolitanarea 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.

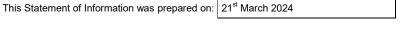
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

			illeill/audilesso	earch ben	bre being ent	erea in tr	nis Statement	of Information.	
Property off	ered fo	r sale							
Address Including suburb or locality and postcode		13 Brysons Lane, Strath Creek. 3658							
Indicative se	elling p	rice							
For the meaning	of this p	rice see consum	ner.vic.gov.au/เ	ınderquoti	ng (*Delete s	single prio	ce or range as	s applicable)	
Single price \$350,000			or range between \$*			&	\$		
Median sale price									
Median price	edian price \$ Not available			Property type			Suburb		
Period - From		to		Source					
	are the th	nree properties s	old within five	kilometres	of the prope	rty for sa		18 months that the	
estate agent or agent's representative considers to be most comparable Address of comparable property						Price		Date of sale	
1 No comparable sales in area						\$			
2						\$			
3						\$			

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.





OR В*