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 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 outside 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 acluding suburb or ality and postcode 5 Harmony Grove, Wonthaggi						
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
Single price \$529,000						
Median sale price						
\$379,500		Property type HOUSE			Suburb	WONTHAGGI
01/07/2019	to 08/	07/2020	Source	REALESTA	TE.COM	
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 five kilometres of the property for sale in the last 18 months.						
This Statement of Information was prepared on: 03/08/2020						
	Address uburb or postcode 5 H Illing price of this price segle price \$529 price \$379,500 01/07/2019 perty sales (*Deate agent or agent agent or agent agent or agent agent or agent ag	Address uburb or lostcode 5 Harmony sostcode 5 Harmony sostcode 6 Harmony 5 Harmony 6	Address abuburb or sostcode S Harmony Grove, Very Strong	Address abuburb or sostcode S Harmony Grove, Wonths and the sostcode Illing price of this price see consumer.vic.gov.au/underquoting gle price \$529,000 price \$379,500 Property type HOUSE 01/07/2019 to 08/07/2020 Source perty sales (*Delete A or B below as applicable) ate agent or agent's representative reasonably below within five kilometres of the property for sale in the sost of the property for the sale	Address below or postcode S Harmony Grove, Wonthaggi Iling price of this price see consumer.vic.gov.au/underquoting (*Delete single price \$529,000) price \$379,500 Property type HOUSE 01/07/2019 to 08/07/2020 Source REALESTA perty sales (*Delete A or B below as applicable) ate agent or agent's representative reasonably believes that feeld within five kilometres of the property for sale in the last 18 miles.	Address buburb or postcode Iling price of this price see consumer.vic.gov.au/underquoting (*Delete single price gle price \$529,000 price \$379,500 Property type HOUSE Suburb 01/07/2019 to 08/07/2020 Source REALESTATE.COM perty sales (*Delete A or B below as applicable) ate agent or agent's representative reasonably believes that fewer than old within five kilometres of the property for sale in the last 18 months.

