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.

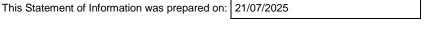
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas 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 displayed at an						buyer within	two busi	ness days of	a request and
It is recommend services.land.vi									t of Information.
Property offe	ered for	sale							
Including sub p	3 Liberty Drive, Sanctuary Lakes VIC 3030								
Indicative se	lling pr	ice							
For the meaning	of this pr	ice see con	sumer.vic	gov.au/un	nderquotir	ng (*Delete si	ingle pric	ce or range as	s applicable)
Sin	\$*		or range between		\$1,080,000		&	\$1,120,000	
Median sale	price								
Median price	\$818,00	0	Pro	perty type		Suburb Point Cook			
Period - From	April 25 to			Jun 25 Source		REIV			
Comparable	proper	ty sales (*Delete	A or B I	below a	s applical	ble)		
							•	le in the last of property for o	six months that the sale.
Address of comparable property							Pr	rice	Date of sale
1.									
2.									
3.									
OR									

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.





В*