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
Including suburb or locality and postcode: LOT 54 LIVINGSTON ESTATE, BENALLA, VIC 3672

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: $157,500

Median sale price

Median price: $150,000 Property type: *VACANT LAND* Suburb: BENALLA

Period - From: 01 / 10 / 2021 to: 01 / 11 /2022 Source: PRICEFINDER

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.

Comparable property sales

A These are the details of the three properties that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable unit	Price	Date of sale
	7 LIVINGSTON BVD, BENALLA VIC 3672	$ 165,000	19/10/2021
	40 FOUR MILE ROAD, BENALLA VIC 3672	$ 186,500	02/12/2021
	5 LIVINGSTON BVD, BENALLA VIC 3672	$ 170,000	02/03/2022

This Statement of Information was prepared on: 02/11/2022