

## Statement of Information

(Sections 47AF of the Estate Agents Act 1980)

 \_\_\_\_\_  \_\_\_\_\_  \_\_\_\_\_

Private/ Auction Sale

Total Area

Indicative Selling Price<sup>^</sup>:

Single Price \$ \_\_\_\_\_

or range between \$ \_\_\_\_\_ & \$ \_\_\_\_\_

Payment Terms:

\_\_\_\_\_

Council Rates:

\_\_\_\_\_

Owners Corporation Fee:

\_\_\_\_\_

Water Rates:

\_\_\_\_\_

Year Built:

\_\_\_\_\_

Rental (\$):

\_\_\_\_\_

Lease End Date:

*(if applicable)*

\_\_\_\_\_

Property Fixtures:  
& Fittings

\_\_\_\_\_

Building Facilities:

*(if applicable)*

\_\_\_\_\_

Local Amenities

Recreation:

\_\_\_\_\_

Shops:

\_\_\_\_\_

Educational institution:

\_\_\_\_\_

Others:

\_\_\_\_\_

For more information, please contact:



## Median Sale Price^

Median Price \$ \_\_\_\_\_  House  Unit Suburb or locality \_\_\_\_\_

Period - From \_\_\_\_\_ to \_\_\_\_\_ Source^^:  PriceFinder  RP Data



## Comparable Property Sales<sup>^</sup>

- A. These are the three properties sold within  two kilometres or  five kilometres of the property for sale in the last  6 months or  18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

OR

- B.  Either 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 6 months.
- Or 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.



DISCLAIMER:

<sup>^</sup>For the meaning of this term see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

<sup>^^</sup>The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information presented in the brochure are general advices in property investment and it should not be construed as specific investment recommendations or advice. You, the viewer, should seek personal advice from a licensed estate agent or a licensed agent representative or a licensed financial services provider as to the suitability or otherwise of the information to your individual situation before you make any decision. Whilst all reasonable effort is made to ensure the information in this publication is current, Xynergy Realty does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

