Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 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/address Search before being entered in this Statement of Information.

Property offered for sale							
Address ing suburb or and postcode 19 QUEENS ROAD, NEWTOWN							
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)							
		or range between		\$1,450,000		&	\$1,500,000
Median sale price							
(*Delete house or unit as applicable)							
\$1,200,000	*Property Type HOUS			E^	Suburb or locality NE		WN
JAN 24	то	DEC 24 Source			REALESTATE.COM.AU		
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.							
^ There is insufficient data to form a meaningful median price for land in Newtown.							
This Statement of Information was prepared on:							
	19 QUEENS R price price see consum sapplicable) \$1,200,000 JAN 24 rty sales (*Dent or agent's reprint five kilometres at to form a meaning to the content of the content or agent's reprint five kilometres at the content of the c	19 QUEENS ROAD, price price see consumer.via sapplicable) \$1,200,000 *Pr JAN 24 TO rty sales (*Delete nt or agent's represent five kilometres of the tato form a meaningfe	19 QUEENS ROAD, NEWTOWN Price price price see consumer.vic.gov.au/underque or range between s applicable) \$1,200,000 *Property Type HC JAN 24 TO DEC 24 rty sales (*Delete A or B belown to agent's representative reasonably in five kilometres of the property for sale ta to form a meaningful median price for the property for sale ta to form a meaningful median price for the property for sale ta to form a meaningful median price for the property for sale ta to form a meaningful median price for the property for sale ta to form a meaningful median price for the property for sale ta to form a meaningful median price for the property for sale ta to form a meaningful median price for the property for the property for sale ta to form a meaningful median price for the property for	19 QUEENS ROAD, NEWTOWN Price price price see consumer.vic.gov.au/underquotic or range between sapplicable) \$1,200,000 *Property Type HOUS JAN 24 TO DEC 24 rty sales (*Delete A or B below a five kilometres of the property for sale in the tato form a meaningful median price for late to form a meaning full median price for late to form a meaning full median price for late to form a meaning full median price for late to form a meaning full median price for late to form a meaning full median	applicable) *Property Type HOUSE^ JAN 24 TO DEC 24 Source rty sales (*Delete A or B below as application of the property for sale in the last 18 m at a to form a meaningful median price for land in Newton price and in Newton price in the last 18 m at a to form a meaningful median price for land in Newton price for la	19 QUEENS ROAD, NEWTOWN price price see consumer.vic.gov.au/underquoting (*Delete single pri	price price price see consumer.vic.gov.au/underquoting (*Delete single price or range at or range between \$1,450,000 & sapplicable) \$1,200,000 *Property Type HOUSE^ Source REALESTATE.COM Try sales (*Delete A or B below as applicable) Interpretative reasonably believes that fewer than three componence in the last 18 months. It to form a meaningful median price for land in Newtown.

