

CONSUMER 2013 Microsoft Word User Guide

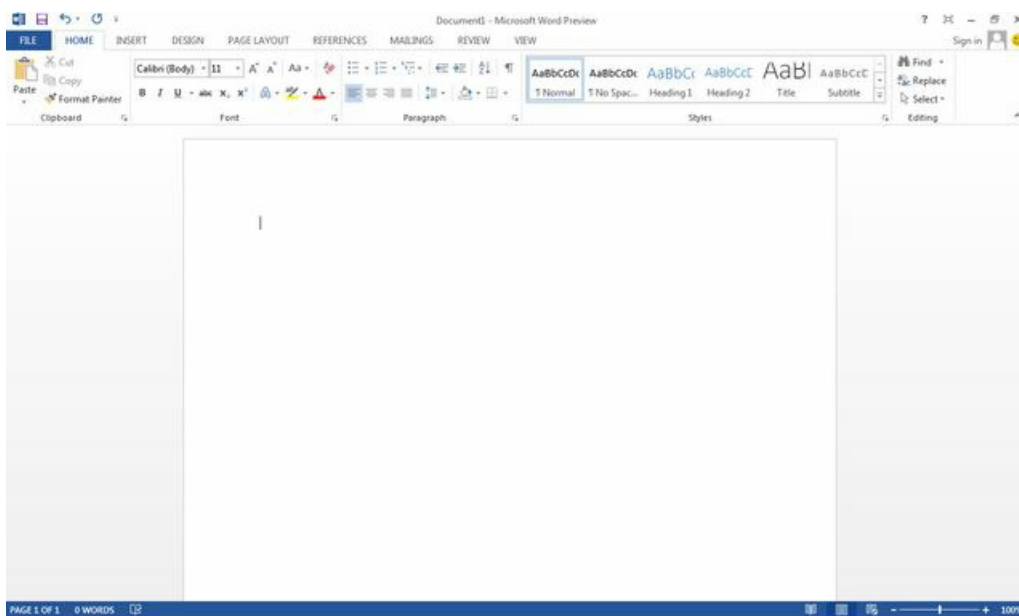
[Home](#) » [CONSUMER](#) » CONSUMER 2013 Microsoft Word User Guide 

Contents

- 1 [CONSUMER 2013 Microsoft Word](#)
- 2 [Product Information](#)
- 3 [Product Usage Instructions](#)
- 4 [Statement of Information](#)
- 5 [Instructions](#)
- 6 [Property offered for sale](#)
- 7 [Median sale price](#)
- 8 [Documents / Resources](#)
 - 8.1 [References](#)



CONSUMER 2013 Microsoft Word



Product Information

- This is a statement of information for a single residential property located in the Melbourne metropolitan area. The property is being offered for sale and the address is 15 The Strand, Williamstown. The indicative selling price is either a single price or a range between \$8,000,000 and \$8,800,000. The median sale price for this area is \$1,430,000. The property type is a house located in the suburb of Williamstown. The period for which this information is valid is from 1 Apr 2023 to 30 Jun 2023. The source of this information is REIV (Real Estate Institute of Victoria).
- If there are comparable property sales, they are categorized as either A or B. Category A includes three properties sold within two kilometers of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable. Category B indicates that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.
- This Statement of Information was prepared on 5 Aug 2023. For more information, you can visit consumer.vic.gov.au.

Product Usage Instructions

To use this information effectively, follow these steps:

1. Review the address and location of the property. Make sure it is in the Melbourne metropolitan area.
2. Check the indicative selling price. If it is a single price, note down that amount. If it is a range, take note of the minimum and maximum values.
3. Consider the median sale price for the area. This will give you an idea of the average prices in the neighborhood.
4. Identify the property type. In this case, it is a house located in Williamstown.
5. Take note of the period for which this information is valid. It is applicable from 1 Apr 2023 to 30 Jun 2023.
6. Check if there are comparable property sales listed as either A or B. If there are, review the addresses, prices, and dates of sale for these properties.
7. **Note** that this Statement of Information was prepared on 5 Aug 2023. Any changes or updates after this date may not be reflected in the document.

8. If you require more information or have any questions, visit consumer.vic.gov.au for additional resources.

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 in selling 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 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 and postcode.

15 The Strand Williamstown

Indicative selling price

- For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable).

Single price

\$*

or range between

\$8,000,000

&

\$8,800,000

Median sale price

Median price	\$1,430,000	Property type	House	Suburb	Williamstown
Period - From	1 Apr 2023	to	30 Jun 2023	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

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

Address of comparable property Price Date of sale

1	\$	
2	\$	
3	\$	

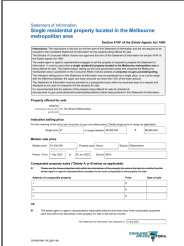
• OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometers of the property for sale in the last six months.

This Statement of Information was prepared on: 5 Aug 2023.

consumer.vic.gov.au.

Documents / Resources

	<p>CONSUMER 2013 Microsoft Word [pdf] User Guide 2013 Microsoft Word, 2013, Microsoft Word, Word</p>
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References

- [Consumer Affairs Victoria - Consumer Affairs Victoria](#)
- [Understanding property prices and underquoting for buyers - Consumer Affairs Victoria](#)