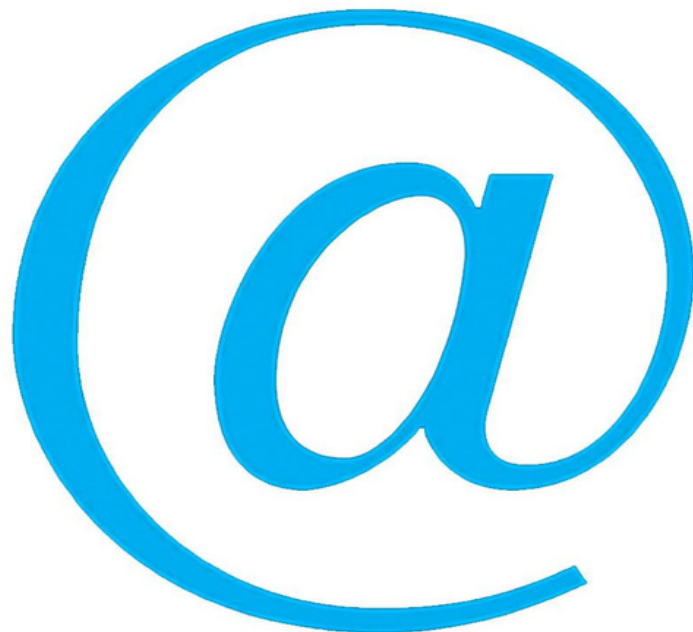


STATEMENT OF INFORMATION

16 WILLIAMS STREET, KONGWAK, VIC 3951
PREPARED BY LEO EDWARDS, WWW.INVERLOCHATREALTY.COM.AU



Statement of Information

Singleresidentialproperty 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 **asingleresidential propertylocatedoutsidetheMelbournemetropolitanarea** 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	16 WILLIAMS STREET, KONGWAK, VIC 3951
---	---------------------------------------

Indicative selling price

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

Price Range:	\$835,000 to \$895,000
--------------	------------------------

Median sale price

Median price		Property type	House	Suburb	KONGWAK
Period	01 July 2024 to 30 June 2025	Source			

Comparable property sales

Theestate agentor agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

This Statement of Information was prepared on:	06/08/2025
--	------------