

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

29 Mercia Avenue, The Basin

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 \$660,000 & \$726,000

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb

Period - From to Source

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 two kilometres of the property for sale in the last six months.

- 1). 這是物業的價格指南。價格可以是單一價格，也可以是最高為10%的價格範圍。該價格不得低於：
 - 賣家的要價
 - 代理人的預估銷售價格，或
 - 已被賣方拒絕的書面報價。
- 2). 中位意為“在中間”。這個價格意味著大約一半在這個郊區上市的物業高於該價格，一半低於該價格。
- 3). 之前出售的與待售物業具有相似狀況、標準和位置的物業。這些銷售：
 - 如果在墨爾本大都會地區，則應發生在過去6個月以內，且在待售物業2公里範圍內
 - 如果在墨爾本大都會地區以外，則應發生在過去18個月以內，且在待售物業5公里範圍內。

(The above Chinese language is taken from Consumer Affairs Victoria website which is Chinese explanatory notes regarding the Statement of Information: <https://www.consumer.vic.gov.au/library/publications/resources-and-education/other-languages/soi-explanatory-notes-chinese.pdf>)