

NSW Fair Trading



Statement of Information

Draft Approved Forms

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Statement of Information

Single residential property located in a metropolitan area

About this form

NSW Fair Trading has approved this form of the Statement of Information for section 72C of the *Property and Stock Agents Act 2002*.

The agent engaged to sell the property is required to prepare this Statement of Information, regardless of whether they advertise the property for sale.

A copy of this Statement of Information must be provided to a prospective buyer within two business days of them requesting a copy of it or the proposed contract for the sale of the property. This Statement of Information must also be included in any online advertisement for the sale of the property, either by including a copy of it as part of the advertisement or including a copy of it on a website that is directly linked to the advertisement. This Statement of Information must also be displayed in a prominent place at the property at all times when the property is inspected by members of the public.

Property for sale

Address including
suburb and postcode

Type of property

Suburb median sold price

Suburb median sold
price

\$

Sales period: From

to

Source

Agent's note if there is no published suburb median sold price (If applicable, choose the note that applies and complete it where required. Delete this box if not applicable):

If there is no published suburb median sold price and the agent is unable to calculate a suburb median sold price:

There was no publicly available information providing a suburb median sold price for the suburb in which the property for sale is situated, and our sales records [if any] did not provide a suburb median sold price at the time this Statement of Information was prepared.

OR

If there is no published suburb median sold price, but the agent is able to calculate a suburb median sold price (note the agent must also include details of the calculated suburb median sold price above in the Statement of Information):

The suburb median sold price has been calculated on the sale price of [agent to insert number of sales] residential properties sold during the period specified on this form. Because of the small number of sales, the suburb median sold price is unlikely to be meaningful statistically and should be considered accordingly.

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

Section A*

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the agent considers to be most comparable to the property for sale.

Address of comparable property	No. of bed-rooms	No. of bath-rooms	No. of parking spaces	Approximate land/lot size (m ²) (if known by the agent)	Approximate total floor size of dwelling/s (m ²) (if known by the agent)	Sold price (\$)	Date of sale	Reasons why this is a comparable property (e.g. location, features, condition)

Section B* (complete the applicable option and delete the other option)

If there are no comparable properties:

The agent reasonably believes that there are no comparable properties sold within 2 kilometres of the property for sale in the last 6 months.

Reasons why suitable comparable properties are limited (e.g. factors such as location, features, condition):

OR

If there are one or two comparable properties:

The agent reasonably believes that there are 1 or 2, but less than 3, comparable properties sold within 2 kilometres of the property for sale in the last 6 months.

Address of comparable property	No. of bed-rooms	No. of bath-rooms	No. of parking spaces	Approximate land/lot size (m ²) (if known by the agent)	Approximate total floor size of dwelling/s (m ²) (if known by the agent)	Sold price (\$)	Date of sale	Reasons why this is a comparable property (e.g. location, features, condition)

Reasons why suitable comparable properties are limited (e.g. factors such as location, features, condition):

This Statement of Information was prepared on:

This Statement of Information was prepared by:

Statement of Information

Single residential property located outside a metropolitan area

About this form

NSW Fair Trading has approved this form of the Statement of Information for section 72C of the *Property and Stock Agents Act 2002*.

The agent engaged to sell the property is required to prepare this Statement of Information, regardless of whether they advertise the property for sale.

A copy of this Statement of Information must be provided to a prospective buyer within two business days of them requesting a copy of it or the proposed contract for the sale of the property. This Statement of Information must also be included in any online advertisement for the sale of the property, either by including a copy of it as part of the advertisement or including a copy of it on a website that is directly linked to the advertisement. This Statement of Information must also be displayed in a prominent place at the property at all times when the property is inspected by members of the public.

Property for sale

Address including
suburb and postcode

Type of property

Suburb median sold price

Suburb median sold
price

\$

Sales period: From

to

Source

Agent's note if there is no published suburb median sold price (If applicable, choose the note that applies and complete it where required. Delete this box if not applicable):

If there is no published suburb median sold price and the agent is unable to calculate a suburb median sold price:

There was no publicly available information providing a suburb median sold price for the suburb in which the property for sale is situated, and our sales records [if any] did not provide a suburb median sold price at the time this Statement of Information was prepared.

OR

If there is no published suburb median sold price, but the agent is able to calculate a suburb median sold price (note the agent must also include details of the calculated suburb median sold price above in the Statement of Information):

The suburb median sold price has been calculated on the sale price of [agent to insert number of sales] residential properties sold during the period specified on this form. Because of the small number of sales, the suburb median sold price is unlikely to be meaningful statistically and should be considered accordingly.

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

Section A*

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the agent considers to be most comparable to the property for sale.

Address of comparable property	No. of bed-rooms	No. of bath-rooms	No. of parking spaces	Approximate land/lot size (m ²) (if known by the agent)	Approximate total floor size of dwelling/s (m ²) (if known by the agent)	Sold price (\$)	Date of sale	Reasons why this is a comparable property (e.g. location, features, condition)

Section B* (complete the applicable option and delete the other option)

If there are no comparable properties:

The agent reasonably believes that there are no comparable properties sold within 5 kilometres of the property for sale in the last 18 months.

Reasons why suitable comparable properties are limited (e.g. factors such as location, features, condition):

OR

If there are one or two comparable properties:

The agent reasonably believes that there are 1 or 2, but less than 3, comparable properties sold within 5 kilometres of the property for the sale in the last 18 months.

Address of comparable property	No. of bed-rooms	No. of bath-rooms	No. of parking spaces	Approximate land/lot size (m ²) (if known by the agent)	Approximate total floor size of dwelling/s (m ²) (if known by the agent)	Sold price (\$)	Date of sale	Reasons why this is a comparable property (e.g. location, features, condition)

Reasons why suitable comparable properties are limited (e.g. factors such as location, features, condition):

This Statement of Information was prepared on:

This Statement of Information was prepared by: