

My Agent Real Estate

Level 5, 21 Victoria Street,
MELBOURNE, VIC 3000

P: 03 9633 7111

E: matt@myagentre.com.au

ABN: 27195635326



Disclosure Statement

for

18 Webster Avenue, Blackburn 3130

This agreement is between **My Agent Real Estate**
and **John Smith, Larry Johnson.**

Disclosures

Embedded Electricity Network

Is the electricity supplied to the property from an embedded electricity network?

(An embedded electricity network is a privately owned and managed electricity network that may often supply all premises within a specific area or building and connect to the national electric grid through a parent connection point.)

If the premises is part of an embedded electricity network, you must provide further information below about the network operator as it is required to be provided to the Renter.

Please provide the trading name, ABN and contact details (including phone number and website) of any embedded electricity network provider that is applicable to this property.

☐ Yes

☐ No

Comments

-

Intention to Sell

Do you have any intention of selling the property or is the property currently on the market, in the process of being sold or subject to repossession proceedings by a mortgagee?

If yes, please provide details below.

☐ Yes

☐ No

Comments

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Homicide

Is the property or common property known to have been the location of a homicide in the last 5 years?

☐ Yes

☐ No

Comments

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Drug Contamination

Is the property known to be contaminated because of prior use of the premises for the trafficking or cultivation of a drug of dependence in the last 5 years?

☐ Yes

☐ No

Comments

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Mould or Dampness

In the last 3 years, has the property been subject to a repair notice relating to mould or damp in the premises caused by or related to the building structure?

☐ Yes

☐ No

Comments

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Safety Checks

Has the property had the required gas safety check, electrical safety check and pool barrier compliance check (if applicable) carried out?

If they have been carried out, please provide the dates of the latest applicable checks below.

☐ Yes

☐ No

Comments

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Safety Check Recommendations

Are there any outstanding recommendations for work to be completed at the property from a gas safety check and electrical safety check?

☐ Yes

☐ No

Comments

Building/Planning Permit

Is the property known to be affected by a building or planning application that has been lodged with the relevant authority?

☐ Yes☐ No

Comments

Building Work Dispute

Is there a current domestic building work dispute under the Domestic Building Contracts Act 1995 which applies to or affects the rented premises?

☐ Yes☐ No

Comments

OC Dispute

Is there is a current dispute under Part 10 of the Owners Corporations Act 2006 which applies to or affects the rented premises?

☐ Yes☐ No

Comments

Building Defects/Safety Concerns

Are the rented premises or common property the subject of any notice, order, declaration, report or recommendation issued by a relevant building surveyor, municipal building surveyor, public authority or government department relating to any building defects or safety concerns associated with the rented premises or common property at the time of disclosure?

If yes, please provide further details and a description of the notice, order, declaration, report or recommendation below.

☐ Yes

☐ No

Comments

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Heritage Register

Are the premises considered a registered place?

Registered Place meaning, a place included in the Heritage Register within the meaning of section 3(1) of the Heritage Act 2017.

☐ Yes

☐ No

Comments

-

Right To Let the Premises

Are you the owner of the property?

If no, please advise the specifics of your rights to let the property on the owners behalf.

☐ Yes

☐ No

Comments

-

Asbestos

Is the property known to have friable or non-friable asbestos based on an inspection by a suitably qualified person?

☐ Yes

☐ No

Comments

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Minimum Standards

Does the premises comply with the rental minimum standards?

The rental minimum standards are new regulations that came into effect on the 29th March 2021 and all rented premises must comply with important requirements relating to amenity, safety and privacy. Rental providers have a duty to ensure their property meets these standards.

Information on the specific requirements of the minimum standards can be found on the Consumer Affairs website (<https://www.consumer.vic.gov.au/housing/renting/changes-to-renting-laws/resources-for-practitioners/fact-sheet-26-rental-minimum-standards>).

If the premises does not meet any of the requirements, please provide details below.

☐ Yes

☐ No

Comments

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Mortgagee Possession

Has a mortgagee commenced a proceeding to enforce a mortgage over the property or taking action for possession of the property?

☐ Yes

☐ No

Comments

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Rental Provider Signature

Rental Provider : **John Smith**

Sign here: _____ Date: _____