

**Stockdale & Leggo Craigieburn /
Mickleham / Sunbury**

Craigieburn: Shop 5B Highlands Shopping
Centre, 300-332 Grand Boulevard,
Craigieburn 3064, Sunbury: Suite 10 33-
35 Macedon Street, Sunbury 3429,
VIC

P: 03 9333 8800

ABN: 28 187 899 242



Disclosure Statement

for

26 Bradshaw Avenue, Craigieburn VIC 3064

This agreement is between **Stockdale & Leggo Craigieburn / Mickleham / Sunbury**
and **Arlene Amandy Francia, Normando Umbrete Francia.**

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 electricity is supplied to the premises via 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

Intention to Sell

Has an agent been engaged to sell the property, a contract of sale prepared or an ongoing proposal to sell the property?

If yes, please provide details below.

☐ Yes

☒ No

Homicide

Are the premises 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

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

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

☒ Yes

☐ No

Dates of Safety Checks

2/3/2026

Safety Check Recommendations

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

If the answer is yes, a description of the outstanding recommendations is to be provided in 'Further information' below.

☐ Yes☒ No

Asbestos

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

☐ Yes☒ No

Comments

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Building/Planning Permit

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

☐ Yes☒ No

Comments

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Building Work Dispute

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

☐ Yes☒ No

Comments

-

OC Dispute

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

☐ Yes

☒ No

Comments

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Building Defects/Safety Concerns

Are the 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 the answer is yes, a description of the notice, order, declaration, report or recommendation must be provided in 'Further Information' below

☐ Yes

☒ No

Heritage Register

Are the premises a heritage listed place on the Heritage Register?

A place included in the Heritage Register within the meaning of section 3(1) of the Heritage Act 2017.

☐ Yes

☒ No

Comments

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Minimum Standards

Do the premises meet 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/rentalstandards>).

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

☒ Yes

☐ No

Right To Let the Premises

Are you the owner of the property?

If you are not, please advise the specifics of your rights to rent the property out on the owners behalf.

☒ Yes

☐ No

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 Signatures

Rental Provider 1: **Arlene Amandy Francia**



Signed at Mon, 24/08/2026 01:51 PM , from device: iOS 16.7.16 iPhone Mobile Safari 16.6.2

Rental Provider 2: **Normando Umbrete Francia**



Signed at Mon, 24/08/2026 01:59 PM , from device: iOS 18.7 iPhone Mobile Safari 26.6

AUDIT TRAIL

Arlene Amandy Francia (Rental Provider)

- Mon, 24/08/2026 01:46 PM - Arlene Amandy Francia clicked 'start' button to view the Disclosure Statement (iOS 16.7.16 iPhone Mobile Safari 16.6.2, IP: 121.200.22.120)
- Mon, 24/08/2026 01:51 PM - Arlene Amandy Francia stamped saved signature the Disclosure Statement (iOS 16.7.16 iPhone Mobile Safari 16.6.2, IP: 121.200.22.120)
- Mon, 24/08/2026 01:51 PM - Arlene Amandy Francia submitted the Disclosure Statement (iOS 16.7.16 iPhone Mobile Safari 16.6.2, IP: 121.200.22.120)

Normando Umbrete Francia (Rental Provider)

- Mon, 24/08/2026 01:56 PM - Normando Umbrete Francia clicked 'start' button to view the Disclosure Statement (iOS 18.7 iPhone Mobile Safari 26.6, IP: 106.70.38.159)
- Mon, 24/08/2026 01:59 PM - Normando Umbrete Francia stamped saved signature the Disclosure Statement (iOS 18.7 iPhone Mobile Safari 26.6, IP: 106.70.38.159)
- Mon, 24/08/2026 02:00 PM - Normando Umbrete Francia submitted the Disclosure Statement (iOS 18.7 iPhone Mobile Safari 26.6, IP: 106.70.38.159)

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