

Disclosing Material Fact

Test your learning responses

Learning activity 1:

A stigmatised property is one which has a negative event associated with it, such as a murder. This notoriety usually has a negative effect on the property's future value.

Learning activity 2:

Silence can be misleading or deceptive when:

- one person fails to alert another to facts known only to them, and the facts are relevant to the decision
- important details a person should know are not conveyed to them
- a change in circumstance meant information already provided was incorrect.

Whether silence is misleading or deceptive will depend on the circumstances of each case.

Learning activity 3

Any type of conduct related to the photographic advertising of real estate that could give a consumer the wrong impression may potentially breach

1. the Property and Stock Agents Act 2002
2. the Fair Trading Act 1987 and the Australian Consumer Law.