

# Statement of Information

## Multiple residential properties located outside the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located outside the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any Internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Land offered for sale

Address  
Including suburb or locality  
and postcode

Harmony Gardens Subdivision | 109 - 113 Armstrong Street, Colac VIC 3250

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot	Lower price	&	Higher price
Lots 1 & 2	\$200,000	&	\$220,000
Lot 10	\$189,000	&	\$207,000
Lot 9	\$215,000	&	\$230,000
Lots 5, 7, 11 & 12	\$215,000	&	\$235,000
Lots 18, 19, 20 & 21	\$220,000	&	\$230,000
Lot 3	\$230,000	&	\$250,000
Lot 14	\$240,000	&	\$250,000
Lots 4, 5, 6, 7 & 8	\$240,000	&	\$260,000
Lot 15	\$250,000	&	\$260,000
Lots 16 & 17	\$250,000	&	\$270,000
Lot 13	\$300,000	&	\$330,000

Additional entries may be included or attached as required.

## Land median sale price

Median price	\$268,500	Suburb or locality	COLAC		
Period - From	30/09/2023	To	30/09/2024	Source	PRICEFINDER

## Comparable property sales

These are the details of the three land that the estate agent or agent's representative considers to be most comparable to the land for sale. These land must be of the same type or class as the land for sale, been sold within the last 18 months, and located within five kilometres of the land for sale.

Land	Address of comparable Land	Price	Date of sale
Lots 4, 6 & 15	16 Cousins Street, Colac	\$265,000	18/01/2024
	23 McGonigal Street, Colac	\$265,000	31/08/2023
	29 Cousins Street, Colac	\$270,000	10/07/2023

Land	Address of comparable Land	Price	Date of sale
Lots 16 & 17	16 Cousins Street, Colac	\$265,000	18/01/2024
	29 Cousins Street, Colac	\$270,000	10/07/2023
	20 Hakea Drive, Elliminyt	\$275,000	20/06/2023

### Lots 1, 2, 3, 5, 7 8, 9, 10, 11, 12, 13, 14, 18, 19, 20 & 21

The estate agent or agent's representative reasonably believes that fewer than three comparable pieces of land were sold within five kilometres of the land for sale in the last 18 months.

This Statement of Information was prepared on: 15/11/2024