

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 before being entered in this Statement of Information.

Land offered for sale

Address
Including suburb or locality
and postcode

MERRIVIEWS ESTATE, WARRNAMBOOL VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

MULTIPLE BLOCKS	\$115,000
MULTIPLE BLOCKS	\$130,000
MULTIPLE BLOCKS	\$132,000
MULTIPLE BLOCKS	\$135,000

LAND median sale price

Median price

\$149,000

Suburb or locality

WARRNAMBOOL

Period - From

01/07/2018

To

30/06/2019

Source

PRICEFINDER

Comparable property sales

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

	Address of comparable LAND	Price	Date of sale
COMPARABLE BLOCKS \$115,000	1 7 CALLUM CLOSE, WARRNAMBOOL	\$110,000	21/06/2019
	2 8 CALLUM CLOSE, WARRNAMBOOL	\$110,000	24/04/2018
	3 12 HOLBROOK STREET, WARRNAMBOOL	\$115,000	02/07/2019

	Address of comparable LAND	Price	Date of sale
COMPARABLE BLOCKS \$130,000 - \$135,000	1 181 MORRISS ROAD, WARRNAMBOOL	\$130,000	14/06/2018
	2 11 WILTSHIRE STREET, WARRNAMBOOL	\$138,000	10/07/2018
	3 192 COGHLANS ROAD, WARRNAMBOOL	\$133,500	25/07/2018

This Statement of Information was prepared on: 24/09/2019