

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 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 agents' 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 in 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 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/address Search before being entered in this Statement of Information.

Unit offered for sale

Address Including suburb and postcode

Indicative selling price

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

Additional entries attached

Suburb unit median sale price

Median price Property Type Suburb
Period - From To Source

| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|--|---------------------------------------|-----------|--------------|
| | 14 Seachange St ARMSTRONG CREEK 3217 | \$340,000 | 04/04/2024 |
| | 25 Stingray St ARMSTRONG CREEK 3217 | \$370,000 | 14/03/2024 |
| | 11 Greenmount Av ARMSTRONG CREEK 3217 | \$365,000 | 28/02/2024 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

| Unit type or class Eg. One bedroom units | Land Size | Single price |
|--|------------------|---------------------|
| Lot 101 | 355m2 | \$350,000 |
| Lot 102 | 294m2 | \$299,950 |
| Lot 103 | 294m2 | \$299,950 |
| Lot 110 | 293m2 | \$299,950 |
| Lot 115 | 475m2 | \$423,000 |
| Lot 116 | 479m2 | \$425,000 |
| Lot 117 | 481m2 | \$426,000 |
| Lot 118 | 484m2 | \$427,000 |
| Lot 119 | 487m2 | \$428,000 |
| Lot 120 | 489m2 | \$429,000 |
| Lot 121 | 584m2 | \$490,000 |
| Lot 122 | 514m2 | \$450,000 |
| Lot 123 | 490m2 | \$429,000 |
| Lot 124 | 389m2 | \$355,000 |
| Lot 127 | 294m2 | \$310,000 |
| Lot 128 | 294m2 | \$310,000 |
| Lot 129 | 388m2 | \$365,000 |
| Lot 130 | 490m2 | \$450,000 |
| Lot 131 | 513m2 | \$460,000 |
| Lot 132 | 413m2 | \$385,000 |
| Lot 133 | 395m2 | \$380,000 |
| Lot 134 | 346m2 | \$320,000 |
| Lot 135 | 294m2 | \$310,000 |
| Lot 136 | 294m2 | \$310,000 |
| Lot 139 | 396m2 | \$380,000 |
| Lot 140 | 413m2 | \$390,000 |