

# 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](https://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 Lots 901-933/230s Hardys Road, Clyde North VIC 3978

### Indicative selling price

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

## Additional entries attached

### Suburb unit median sale price

Median price \$415,000

Property Type Vacant Land

Suburb Clyde North

Period - From 05/07/2022

To 04/07/2023

Source REIV

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1 Lot 912/230s Hardys Road, Clyde North (256sqm)	\$347,000	25/03/23
	2 Lot 932/230s Hardys Road, Clyde North (315sqm)	\$377,000	14/05/23
	3 Lot 922/230s Hardys Road, Clyde North (285sqm)	\$370,000	02/02/23

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.

<b>Unit type or class</b> Eg. One bedroom units	Single price
<b>Lot 902</b>	<b>\$355,000</b>
<b>Lot 903</b>	<b>\$356,000</b>
<b>Lot 905</b>	<b>\$359,000</b>
<b>Lot 906</b>	<b>\$345,000</b>
<b>Lot 908</b>	<b>\$345,000</b>
<b>Lot 909</b>	<b>\$348,000</b>
<b>Lot 910</b>	<b>\$342,000</b>
<b>Lot 911</b>	<b>\$340,000</b>
<b>Lot 914</b>	<b>\$350,000</b>
<b>Lot 915</b>	<b>\$350,000</b>
<b>Lot 916</b>	<b>\$350,000</b>
<b>Lot 917</b>	<b>\$358,000</b>
<b>Lot 918</b>	<b>\$450,000</b>
<b>Lot 920</b>	<b>\$355,000</b>
<b>Lot 924</b>	<b>\$350,000</b>
<b>Lot 926</b>	<b>\$350,000</b>
<b>Lot 930</b>	<b>\$455,000</b>