

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.

Unit offered for sale

Address
Including suburb or locality
and postcode

Stage 1 & Stage 2, 135 Austin Street Winchelsea VIC 3241

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Stage 1 – see attached price list	\$*	or range between	\$*	&	\$
Stage 2 – see attached price list	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Median sale price (vacant land)

Median price	<input type="text" value="\$365,000"/>	Suburb or locality	<input type="text" value="Winchelsea VIC 3241"/>
Period - From	<input type="text" value="01/01/2024"/>	To	<input type="text" value="29/07/2024"/>
		Source	<input type="text" value="Pricfinder"/>

Comparable property sales (*Delete A or B below as applicable)

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

Type (vacant land)

	Address of comparable property	Price	Date of sale
	Lot 5, 10 Barry Street Winchelsea (341m2)	\$240,000	22/07/2024
	Lot 9, 24 Warner Street Winchelsea (432m2)	\$285,000	16/07/2024
	Lot 14, 5 Lawrence Street Winchelsea (447m2)	\$320,000	26/03/2024

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

This Statement of Information was prepared on: 14/02/2025



THE PRECINCT

WINCHELSEA

PRICE LIST STAGE 1

LOT	AREA	PRICE	STATUS
1	379m ²		SOLD
2	346m ²		SOLD
3	309m ²		SOLD
4	346m ²		SOLD
5	341m ²		SOLD
6	531m ²		SOLD
7	518m ²	\$325,000	
8	580m ²	\$335,000	
9	518m ²	\$325,000	
10	493m ²		SOLD
11	462m ²		SOLD
12	462m ²	\$310,000	
13	462m ²		SOLD
14	457m ²		SOLD
15	485m ²	\$320,000	
16	490m ²		SOLD
17	490m ²		SOLD
18	485m ²	\$320,000	

All information contained in this price list is intended as a guide only and whilst every effort is made to ensure its accuracy, neither the Vendor nor their Agent shall accept any responsibility for any errors that may be contained herein. Prices are subject to change without notice and details are correct at the time of print.





THE PRECINCT

WINCHELSEA

PRICE LIST STAGE 2

LOT	AREA	PRICE	STATUS
19	341m ²		SOLD
20	345m ²	\$265,000	UNDER CONTRACT
21	345m ²	\$265,000	UNDER CONTRACT
22	345m ²	\$265,000	UNDER CONTRACT
23	340m ²	\$260,000	UNDER CONTRACT
24	490m ²	\$340,000	
25	490m ²	\$340,000	
26	490m ²		SOLD
27	490m ²	\$340,000	
28	463m ²	\$330,000	
29	484m ²	\$340,000	
30	453m ²	\$340,000	

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