

# 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 land lots 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 land lots 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 land lots collectively, rather than an indicative selling price for each individual land lot. It must be clear that the indicative selling price is for a particular type or class of land. 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

Stage 3 – Second Release, EVANS Park Estate, Ararat, 3377

### Indicative selling price

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

Land type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 35	\$189,000	or range between	\$*	&	\$
Lot 36	\$166,000	or range between	\$*	&	\$
Lot 37	\$244,000	or range between	\$*	&	\$
Lot 38	SOLD	or range between	\$*	&	\$
Lot 39	\$176,000	or range between	\$*	&	\$
Lot 41	\$188,000	or range between	\$*	&	\$
Lot 47	\$164,000	or range between	\$*	&	\$
Lot 48	\$164,000	or range between	\$*	&	\$
Lot 56	\$179,000	or range between	\$*	&	\$
Lot 60	\$169,000	or range between	\$*	&	\$
Lot 61	\$169,000	or range between	\$*	&	\$

Lot 68	\$202,000	<del>or range between</del>	\$*	&	\$
Lot 69	SOLD	<del>or range between</del>	\$*	&	\$
Lot 70	\$237,000	<del>or range between</del>	\$*	&	\$

Additional entries may be included or attached as required.

### Land median sale price

Median price \$117,000

Suburb or locality Ararat

Period - From 01/03/2021

To 28/02/2022

Source Corelogic

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

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

#### Land type or class

E.g. One bedroom units

	Address of comparable land	Price	Date of sale
	1 Lot 8 Evans Park Drive Ararat VIC 3377	\$150,000	14-May-21
	2 19A Vanstan Street Ararat VIC 3377	\$170,000	21-Jul-21
	3 Lot 2, Vanstan Street Ararat VIC 3377	\$173,000	01-Jul-21

**OR**

~~**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: 01/06/2022