

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/addressSearch before being entered in this Statement of Information.

Indicative selling price

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

Lot No.	Address	Town	Single Price
1	Emerald Bank Estate	Kialla	\$299,500
2	Emerald Bank Estate	Kialla	SOLD
3	Emerald Bank Estate	Kialla	\$299,500
4	Emerald Bank Estate	Kialla	\$299,500
5	Emerald Bank Estate	Kialla	\$299,500
6	Emerald Bank Estate	Kialla	\$340,000
7	Emerald Bank Estate	Kialla	\$310,000
8	Emerald Bank Estate	Kialla	\$310,000
9	Emerald Bank Estate	Kialla	\$310,000
10	Emerald Bank Estate	Kialla	\$299,500
11	Emerald Bank Estate	Kialla	\$299,500
12	Emerald Bank Estate	Kialla	\$299,500
13	Emerald Bank Estate	Kialla	\$299,500
14	Emerald Bank Estate	Kialla	\$299,500
15	Emerald Bank Estate	Kialla	\$299,500

16	Emerald Bank Estate	Kialla	\$345,000
17	Emerald Bank Estate	Kialla	\$345,000
18	Emerald Bank Estate	Kialla	SOLD
19	Emerald Bank Estate	Kialla	SOLD
20	Emerald Bank Estate	Kialla	SOLD
21	Emerald Bank Estate	Kialla	\$310,000
22	Emerald Bank Estate	Kialla	\$310,000
23	Emerald Bank Estate	Kialla	\$310,000
24	Emerald Bank Estate	Kialla	\$310,000
25	Emerald Bank Estate	Kialla	\$310,000
26	Emerald Bank Estate	Kialla	\$310,000
27	Emerald Bank Estate	Kialla	\$340,000
28	Emerald Bank Estate	Kialla	SOLD
29	Emerald Bank Estate	Kialla	\$310,000
30	Emerald Bank Estate	Kialla	\$310,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	<input type="text" value="\$300,000"/>	Suburb	<input type="text" value="Kialla"/>
Period - From	<input type="text" value="01 Feb 2023"/>	To	<input type="text" value="31 Jan 2024"/>
Source	<input type="text" value="www.propertyandlandtitles.voc.gov.au"/>		

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 six months, and located within two kilometres of the unit for sale.~~

Address of comparable land	Price	Date of sale
35 Malmsbury Cres, Kialla	\$330,000	21 Jun 23
23 Malmsbury Cres, Kialla	\$290,000	31 Mar 23
32 Sanctuary Drive, Kialla	\$320,000	17 Aug 23

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