

Statement of Information

Multiple residential properties located in 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 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.

Land offered for sale

Address
Including suburb and
postcode

Heathfield Estate, Office VIC 3809

Indicative selling price

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

Unit type or class			Lower price		Higher price
Vacant Land	Single price				
22 Ridgewell Crescent, Officer	\$365,000	Or range between	\$*	&	\$
16 Ridgewell Crescent, Officer	\$375,000	Or range between	\$*	&	\$
5 Vineyard Drive, Officer	\$340,000	Or range between	\$*	&	\$
9 Vineyard Drive, Officer	\$362,000	Or range between	\$*	&	\$
17 Vineyard Drive, Officer	\$393,500	Or range between	\$*	&	\$
21 Vineyard Drive, Officer	\$392,500	Or range between	\$*		

Additional entries may be included or attached as required.

Suburb land median sale price

Median price

\$342,000

Suburb

Officer

Period - From

01 March 2019

To

29 Feb 2020

Source

CoreLogic

Comparable property sales

The estate agent of agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on:

22nd May 2020