

Statement of Information

Single residential property 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

Lot 3 Croft Court, Benalla

Indicative selling price

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

Land type or class

e.g. Land

Single Price

Lot 3 Croft Court, Benalla

\$170,000

Unit median sale price

Median price

\$165,000

Suburb or locality

Benalla

Period - From

01/03/2023

To

01/03/2024

Source

Pricefinder

Comparable property sales

These are the details of the three blocks that the estate agent or agent's representative considers to be most comparable to the blocks 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.

Land

E.g. Land

	Address of comparable Land	Price	Date of sale
	26 BOURKE DRIVE BENALLA VIC 3672	\$ 178,000	24/05/2023
	31 LIVINGSTON BOULEVARD BENALLA VIC 3672	\$ 185,000	12/05/2023
	18 GOODENIA DRIVE BENALLA VIC 3672	\$ 195,000	19/04/2023

This Statement of Information was prepared on:

07/05/2024