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

Gunangara Estate, Diamond Gully Road, McKenzie Hill Vic 3451

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

and postcode

3,000	Single price		Lower price		Higher price
Lot 46	\$389,000	or range between	\$*	&	\$*
Lot 51	\$415,000	or range between	\$ *	&	\$*
Lot 111	\$339,000	or range between	\$*	&	<u>\$*</u>
Lot 114	\$279,000	or range between	\$ <u>*</u>	&	\$*
Lot 127	\$275,000	or range between	\$*		<u>\$*</u>
Lot 158	\$365,000	or range between	\$*		<u>\$*</u>
Lot 177	\$435,000	or range between	\$*		<u>\$*</u>
Lot 180	\$259,000	or range between	\$*		<u>\$*</u>
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Single price		Lower price	Higher price
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Additional entries may be included or attached as required.

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Unit	median	sale	price

Unit type or class

Median price \$	750,000		Suburb or locality	McKenzie Hill	
Period - From	27.11.2021	То	27.05.2022	Source	Realestate.com.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 18 months, and located within five kilometres of the unit for sale.

Address of comparable property	Price	Date of sale
17 Hillview Court, McKenzie Hill 3451 VIC	\$370,000	24.02.2022
7-9 Blakeley Road, Castlemaine 3450 VIC	\$345,000	31.01.2022
6 Hakea Drive, Castlemaine 3450 VIC	\$285,000	01.01.2022

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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:	27.05.2022

