

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/address Search before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and postcode Lots 101-140/430 Horseshoe Bend Road, Armstrong Creek VIC 3217

Indicative selling price

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

Additional entries attached

Suburb unit median sale price

Median price \$344,500

Property Type Vacant Land

Suburb Armstrong Creek

Period - From 12/10/2022

To 11/10/2023

Source REIV

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1 Lot 123/430 Horseshoe Bend Rd ARMSTRONG CREEK 3217 (490m2)	\$437,000	14/04/2023
	2 Lot 139/430 Horseshoe Bend Rd ARMSTRONG CREEK 3217 (369m2)	\$434,000	14/04/2023
	3 Lot 131/430 Horseshoe Bend Rd ARMSTRONG CREEK 3217 (513m2)	\$426,000	14/04/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class Eg. One bedroom units	Land Size	Single price
Lot 102	294m2	\$341,000
Lot 103	294m2	\$341,000
Lot 110	293m2	\$340,000
Lot 115	475m2	\$423,000
Lot 116	479m2	\$426,000
Lot 117	481m2	\$429,000
Lot 118	484m2	\$432,000
Lot 119	487m2	\$434,000
Lot 120	489m2	\$436,000
Lot 121	584m2	\$475,000
Lot 124	376m2	\$391,000
Lot 127	300m2	\$341,000
Lot 128	300m2	\$341,000
Lot 129	376m2	\$391,000
Lot 134	328m2	\$370,000
Lot 135	300m2	\$341,000
Lot 136	300m2	\$341,000