

Statement of Information

Multiple residential properties located outside 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 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

Pinnacle Estate
Glenelg Highway, Smythes Creek VIC 3351

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 e.g. One bedroom units	Single price		Lower price		Higher price
Vacant Land – Lot 716, 715, 721, 722, 732, 733	\$112,000- \$114,000	or range between	\$	&	\$
Vacant Land – Lot 701,717, 712,719, 709, 720, 705, 706, 725, 726, 730,731	\$150,000 - 156,000	or range between	\$*	&	\$
Vacant Land – Lot 703, 704, 737, 702, 718, 707, 708,727,728,734,735, 736,743	\$162,000- \$169,000	or range between	\$*	&	\$
Vacant Land – Lot 711, 738, 739, 729, 742	\$181,000- \$186,000	or range between	\$*	&	\$
Vacant Land – Lot 710, 714, 740, 741	\$171,000- \$172,000	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price \$185,000

Suburb or locality Smythes Creek

Period - From 17/08/2018

To 17/10/2019

Source Pricefinder

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.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Vacant Land – Lot 703, 704 & 737, 702, 709, 718, 707, 708, 727, 728, 734, 735, 736, 743	1 Lot 530 Daimler Drive, Smythes Creek	\$165,000	23/05/2019
	2 Lot 426 Lincoln Way, Smythes Creek	\$164,000	18/09/2018
	3 Lot 425 Webb Road, Smythes Creek	\$169,000	17/08/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Vacant Land – Lot 717, 712 & 719, 701, 720, 705, 706, 725, 726, 730, 731	1 Lot 539 Kensington Boulevard, Smythes Creek	\$145,000	13/03/2019
	2 Lot 523 Kensington Boulevard, Smythes Creek	\$147,000	06/03/2019
	3 Lot 540 Kensington Boulevard, Smythes Creek	\$144,000	18/02/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Vacant Land – Lot 711 & 738, 710, 714, 739, 729, 740, 741, 742	1 Lot 308 Kensington Boulevard, Smythes Creek	\$175,000	09/10/2018
	2 Lot 216 Kensington Boulevard, Smythes Creek	\$185,000	08/01/2019
	3 Lot 546 Lotus Lane, Smythes Creek	\$190,000	26/02/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Vacant Land – Lot 716 & 715, 721, 722, 732, 733	58 Valiant Drive, Smythes Creek	\$102,000	08/10/2018
	21 Auburn Drive, Smythes Creek	\$128,500	24/11/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

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: 12th November 2019