

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 825, 826, 837, 902, 903, 905, 908 - 911, 913 - 918, 920, 924 & 926/230s Hardys Road, Clyde North VIC 3978

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 \$410,000

Property Type Vacant Land

Suburb Clyde North

Period - From 27/11/2022

To 26/11/2023

Source REIV

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1 23 Observatory St CLYDE NORTH 3978 (507sqm)	\$500,000	11/08/23
	2 9 Curzon St CLYDE NORTH 3978 (420sqm)	\$430,000	20/10/23
	3 90 Carora Cirt CLYDE NORTH 3978 (220sqm)	\$332,000	19/09/23

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 825	370m2	\$379,000
Lot 826	607m2	\$520,000
Lot 837	416m2	\$439,000
Lot 902	303m2	\$345,000
Lot 903	304m2	\$346,000
Lot 905	307m2	\$349,000
Lot 908	264m2	\$335,000
Lot 909	282m2	\$338,000
Lot 910	277m2	\$332,000
Lot 911	272m2	\$340,000
Lot 913	256m2	\$332,000
Lot 914	284m2	\$340,000
Lot 915	285m2	\$340,000
Lot 916	286m2	\$340,000
Lot 917	313m2	\$348,000
Lot 918	409m2	\$450,000
Lot 920	311m2	\$355,000
Lot 924	285m2	\$340,000
Lot 926	285m2	\$340,000