

# Statement of Information

## Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Land Building Allotment offered for sale

|   |  |
|---|--|
| Address<br>Including suburb or locality<br>and postcode | Lots 1-16 (136-144) Hervey Street, Elmore VIC 3558 |
|---|--|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

#### Land Building Allotments

e.g. One bedroom units

#### Single price

|       |          |
|-------|----------|
| Lot 4 | \$79,950 |
|-------|----------|

Additional entries may be included or attached as required.

### Land building allotment median sale price

**Important advice about the Median sale price:** when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), do not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three allotments that the estate agent or agent's representative considers to be most comparable to the allotments for sale. These allotments must be of the same type or class as the allotment for sale, been sold within the last 18 months, and located within five kilometres of the allotment for sale.

#### Land Building Allotment

E.g. One bedroom units

|  | Address of comparable land allotment | Price    | Date of sale |
|--|--------------------------------------|----------|--------------|
|  | 9 McLean Court Elmore VIC 3558       | \$67,950 | 06-Jun-19    |
|  | 4 McLean Court Elmore VIC 3558       | \$53,500 | 19-Jun-19    |
|  | 142 Hervey Street Elmore VIC 3558    | \$69,950 | 22-May-19    |

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: 30 November 2020