

# Statement of Information

## Multiple residential properties located in 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 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](http://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/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Unit offered for sale

Address  
Including suburb and  
postcode

22A & 24A Florence Street, Niddrie Victoria 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Unit type or class e.g. One bedroom units		Lower price	&	Higher price
22A Florence Street, Niddrie	Range between	\$1,280,000		\$1,340,000
24A Florence Street, Niddrie	Range between	\$1,550,000		\$1,650,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$1,295,000	Suburb	Niddrie
Period - From	01.10.2024	To	31.12.2024
Source	REIV propertydata.com.au/RPData/Core Logic		

## Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 48A Heather Avenue, Keilor East, VIC 3033	\$1,350,000	21/11/2024
2. 22 Florence Street, Niddrie, VIC 3042	\$1,415,00	04/12/2024
3. 7 Ash Grove, Keilor East, VIC 3033	\$1,460,000	04/12/2024

This Statement of Information was prepared on:	10.02.2025
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