

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Properties offered for sale

Address
Including suburb or locality
and postcode

Lot 201-213 Faldo Court, Connewarre

Indicative selling price

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

Land type or class	Single price
Lot 201	\$1,100,000
Lot 202	\$1,125,000
Lot 203	\$1,125,000
Lot 204	\$1,125,000
Lot 205	\$1,150,000
Lot 206	\$1,150,000
Lot 208	\$1,180,000
Lot 209	\$1,180,000
Lot 212	\$1,200,000

Additional entries may be included or attached as required.

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), did not provide a median sale price that met 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 three properties sold within five kilometres of the property for sale in the last 18 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
Lot 10, Faldo Court, Connewarre	\$1,190,000	25/05/24

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: 27 May 2024