

# 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](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 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](http://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

13 Tennyson Street, Quarry Hill Place, Quarry Hill, VIC 3550

### 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)

| Unit type or class |              |                  |                 |              |
|--------------------|--------------|------------------|-----------------|--------------|
| Land               | Single price |                  | Lower price     | Higher price |
| Lot 1              | \$290,000    | or range between | \$ <sup>±</sup> | & \$         |
| Lot 2              | \$295,000    | or range between | \$ <sup>±</sup> | & \$         |
| Lot 3              | \$320,000    | or range between | \$ <sup>±</sup> | & \$         |
| Lot 4              | \$320,000    | or range between | \$ <sup>±</sup> | & \$         |
| Lot 5              | \$335,000    | or range between | \$ <sup>±</sup> | & \$         |
| Lot 6              | \$365,000    | or range between | \$ <sup>±</sup> | & \$         |
| Lot 7              | \$395,000    | or range between | \$ <sup>±</sup> | & \$         |
| Lot 8              | \$380,000    | or range between | \$ <sup>±</sup> | & \$         |
| Lot 9              | \$310,000    | or range between | \$ <sup>±</sup> | & \$         |
| Lot 10             | \$320,000    | or range between | \$ <sup>±</sup> | & \$         |
| Lot 11             | \$380,000    | or range between | \$ <sup>±</sup> | & \$         |

| Unit type or class<br>Land | Single price |                  | Lower price | Higher price |
|----------------------------|--------------|------------------|-------------|--------------|
| Lot 12                     | \$375,000    | or range between | \$±         | & \$         |
| Lot 13                     | \$320,000    | or range between | \$±         | & \$         |
| Lot 14                     | \$320,000    | or range between | \$±         | & \$         |
| Lot 15                     | \$340,000    | or range between | \$±         | & \$         |
| Lot 16                     | \$320,000    | or range between | \$±         | & \$         |
| Lot 17                     | \$380,000    | or range between | \$±         | & \$         |
| Lot 18                     | \$295,000    | Or range between | \$±         | & \$         |
| Lot 19                     | \$295,000    | Or range between | \$±         | & \$         |
| Lot 20                     | \$310,000    | Or range between | \$±         | & \$         |
| Lot 21                     | \$420,000    | Or range between | \$±         | & \$         |
| Lot 22                     | \$420,000    | Or range between | \$±         | & \$         |
| Lot 23                     | \$440,000    | Or range between | \$±         | & \$         |
| Lot 24                     | \$440,000    | Or range between | \$±         | & \$         |
| Lot 25                     | \$460,000    | Or range between | \$±         | & \$         |
| Lot 26                     | \$460,000    | Or range between | \$±         | & \$         |

Additional entries may be included or attached as required.

### Median sale price

|               |                                            |               |                                            |        |                                                   |
|---------------|--------------------------------------------|---------------|--------------------------------------------|--------|---------------------------------------------------|
| Median price  | <input type="text" value="\$610,000"/>     | Property type | <input type="text" value="House"/>         | Suburb | <input type="text" value="Quarry Hill Vic 3550"/> |
| Period - From | <input type="text" value="December 2023"/> | to            | <input type="text" value="November 2024"/> | Source | <input type="text" value="Realestate.com.au"/>    |

### 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 |
|--------------------------------|-----------|--------------|
| 34 Rodney St, Quarry Hill      | \$340,000 | 24/10/2024   |
| 69A Adam St, Quarry Hill       | \$305,000 | 16/05/2024   |
| 50 Keogh Drive, Spring Gully   | \$320,000 | 04/06/2024   |

~~**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:

09/12/2024