

Statement of Information

Multiple residential properties located outside 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 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**.

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 before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb or locality
and postcode

Lot 10 – Lot 30 NUMURKAH CENTRAL ESTATE, NUMURKAH, VIC, 3636

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price
Lot 10 KILMARTIN PLACE, NUMURKAH 3636	\$190,000
Lot 11 KILMARTIN PLACE, NUMURKAH 3636	\$200,000
Lot 12 KILMARTIN PLACE, NUMURKAH 3636	\$175,000
Lot 13 KILMARTIN PLACE, NUMURKAH 3636	\$200,000
Lot 14 KILMARTIN PLACE, NUMURKAH 3636	\$165,000
Lot 15 KILMARTIN PLACE, NUMURKAH 3636	\$165,000
Lot 16 KILMARTIN PLACE, NUMURKAH 3636	\$165,000
Lot 18 KILMARTIN PLACE, NUMURKAH 3636	\$220,000
Lot 19 KILMARTIN PLACE, NUMURKAH 3636	\$220,000
Lot 20 KILMARTIN PLACE, NUMURKAH 3636	\$215,000
Lot 21 KILMARTIN PLACE, NUMURKAH 3636	\$190,000
Lot 22 KILMARTIN PLACE, NUMURKAH 3636	\$215,000

Unit type or class
e.g. One bedroom units

Single price

Lot 23 KILMARTIN PLACE, NUMURKAH 3636	\$210,000
Lot 24 KILMARTIN PLACE, NUMURKAH 3636	\$200,000
Lot 25 KILMARTIN PLACE, NUMURKAH 3636	\$210,000
Lot 26 KILMARTIN PLACE, NUMURKAH 3636	\$210,000
Lot 27 KILMARTIN PLACE, NUMURKAH 3636	\$190,000
Lot 29 KILMARTIN PLACE, NUMURKAH 3636	\$180,000
Lot 30 KILMARTIN PLACE, NUMURKAH 3636	\$175,000

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$180,000	Suburb or locality	NUMURKAH VIC 3636
Period - From	23/01/2024	To	04/07/2025
Source	CoreLogic		

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

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

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

	24 REMEMBRANCE DRIVE NUMURKAH VIC 3636	\$175,000	23 Jan 2024
	19 REMEMBRANCE DRIVE NUMURKAH VIC 3636	\$ 180,000	24 May 2024
	18 REMEMBRANCE DRIVE NUMURKAH VIC 3636	\$ 175,000	28 May 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: