

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.

Land offered for sale

Address
Including suburb or locality
and postcode

Lot 1, 2, 3, 4, 5 / 45 Strickland Road East Bendigo

Indicative selling price

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

Land	Single price		Lower price		Higher price
Lot 1 45 Strickland Road East Bendigo	\$250,000	or range between	\$*		\$
Lot 2 45 Strickland Road East Bendigo	\$250,000	or range between	\$*		\$
Lot 3 45 Strickland Road East Bendigo	\$250,000	or range between	\$*		\$
Lot 4 45 Strickland Road East Bendigo	\$250,000	or range between	\$*		\$
Lot 5 45 Strickland Road East Bendigo	\$260,000	or range between	\$*		\$

Additional entries may be included or attached as required. Unit median sale price

Median price	\$347,500	Suburb or locality	EAST BENDIGO
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Period - From	01 March 2024	To	01 March 2025	Source	Price Finder
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Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three vacant lands that the estate agent or agent's representative considers to be most comparable to the land for sale. These lands must be of the same type or class as the unit for sale, been sold within the last 12 months, and located within five kilometres of the land for sale.

Land	Address of comparable unit	Price	Date of sale
	12 PATRICK STREET, EAST BENDIGO, VIC 3550	\$255,000	22/01/2025
	149 WILLIAMSON STREET, BENDIGO, VIC 3550	\$616,000	14/02/2025
	5A RODNEY ST, FLORA HILL 3550	\$205,000	25/03/2025

This Statement of Information was prepared on:	03/06/2025
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