## 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

Including suburb or locality Lot 1- Lot 29. 51 Coop Drive, Gisborne VIC 3437

Lot Number

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Lot Number                      | Single price |
|---------------------------------|--------------|
| Lot 1, 51 Coop Drive, Gisborne  | \$440,000    |
| Lot 2, 51 Coop Drive, Gisborne  | \$410,000    |
| Lot 3, 51 Coop Drive, Gisborne  | \$470,000    |
| Lot 4, 51 Coop Drive, Gisborne  | \$480,000    |
| Lot 5, 51 Coop Drive, Gisborne  | \$455,000    |
| Lot 6, 51 Coop Drive, Gisborne  | \$465,000    |
| Lot 7, 51 Coop Drive, Gisborne  | \$450,000    |
| Lot 8, 51 Coop Drive, Gisborne  | \$455,000    |
| Lot 9, 51 Coop Drive, Gisborne  | \$410,000    |
| Lot 10, 51 Coop Drive, Gisborne | \$480,000    |
| Lot 11, 51 Coop Drive, Gisborne | \$445,000    |
| Lot 12, 51 Coop Drive, Gisborne | \$470,000    |
| Lot 13, 51 Coop Drive, Gisborne | \$630,000    |

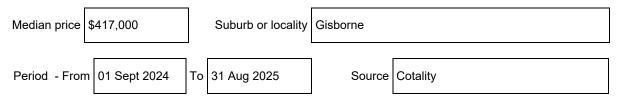
Single price



| Lot Number                      | Single price |
|---------------------------------|--------------|
| Lot 14, 51 Coop Drive, Gisborne | \$490,000    |
| Lot 15, 51 Coop Drive, Gisborne | \$550,000    |
| Lot 16, 51 Coop Drive, Gisborne | \$510,000    |
| Lot 17, 51 Coop Drive, Gisborne | \$470,000    |
| Lot 18, 51 Coop Drive, Gisborne | \$500,000    |
| Lot 19, 51 Coop Drive, Gisborne | \$465,000    |
| Lot 20, 51 Coop Drive, Gisborne | \$455,000    |
| Lot 21, 51 Coop Drive, Gisborne | \$600,000    |
| Lot 22, 51 Coop Drive, Gisborne | \$400,000    |
| Lot 23, 51 Coop Drive, Gisborne | \$430,000    |
| Lot 24, 51 Coop Drive, Gisborne | \$510,000    |
| Lot 25, 51 Coop Drive, Gisborne | \$470,000    |
| Lot 26, 51 Coop Drive, Gisborne | \$560,000    |
| Lot 27, 51 Coop Drive, Gisborne | \$510,000    |
| Lot 28, 51 Coop Drive, Gisborne | \$490,000    |
| Lot 29, 51 Coop Drive, Gisborne | \$480,000    |

Additional entries may be included or attached as required.

# Land median sale price



## **Comparable property sales**

**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 or | 16 September 2025 |
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