

Statement of Information

Multiple residential properties located in 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 agents' 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 in 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 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/address Search before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and postcode Lots 101-142/460 Horseshoe Bend Road, Armstrong Creek VIC 3217

Indicative selling price

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

Additional entries attached

Suburb unit median sale price

Median price \$360,000

Property Type Vacant Land

Suburb Armstrong Creek

Period - From 06/03/2024

To 05/03/2025

Source Property Data

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	10 Seachange St ARMSTRONG CREEK 3217	\$360,000	18/12/2024
	13 Melaleuca St ARMSTRONG CREEK 3217	\$268,000	17/12/2024
	510 Boundary Rd ARMSTRONG CREEK 3217	\$428,000	16/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class Eg. One bedroom units	Land Size	Single price
Lot 101	288m ²	\$310,000
Lot 102	263m ²	\$302,450
Lot 103	263m ²	\$302,450
Lot 104	263m ²	\$302,450
Lot 106	283m ²	\$312,000
Lot 107	309m ²	\$315,000
Lot 108	213m ²	\$255,000
Lot 109	213m ²	\$255,000
Lot 110	213m ²	\$255,000
Lot 111	213m ²	\$255,000
Lot 112	351m ²	\$360,000
Lot 113	434m ²	\$395,000
Lot 114	699m ²	\$495,000
Lot 115	336m ²	\$355,000
Lot 116	334m ²	\$345,000
Lot 117	327m ²	\$345,000
Lot 118	344m ²	\$339,000
Lot 119	350m ²	\$370,000
Lot 120	261m ²	\$299,000
Lot 121	262m ²	\$299,000
Lot 122	334m ²	\$330,000
Lot 123	501m ²	\$455,000
Lot 124	485m ²	\$439,000
Lot 125	483m ²	\$439,000
Lot 126	480m ²	\$439,000
Lot 127	478m ²	\$439,000
Lot 128	476m ²	\$439,000

Lot 129	473m ²	\$439,000
Lot 130	174m ²	\$435,000
Lot 131	474m ²	\$435,000
Lot 132	367m ²	\$375,000
Lot 133	367m ²	\$375,000
Lot 134	303m ²	\$300,000
Lot 135	263m ²	\$299,000
Lot 136	263m ²	\$299,000
Lot 137	263m ²	\$299,000
Lot 138	263m ²	\$299,000
Lot 139	297m ²	\$300,000
Lot 140	356m ²	\$365,000
Lot 141	367m ²	\$375,000
Lot 142	475m ²	\$435,000