

# 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](https://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 101-140/430 Horseshoe Bend Road, Armstrong Creek VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

## Additional entries attached

### Suburb unit median sale price

Median price \$332,500

Property Type Vacant Land

Suburb Armstrong Creek

Period - From 27/05/2024

To 27/05/2025

Source Property Data

| Unit type or class<br>E.g. One bedroom units | Address of comparable unit           | Price     | Date of sale |
|----------------------------------------------|--------------------------------------|-----------|--------------|
|                                              | 22 Mindil St ARMSTRONG CREEK 3217    | \$372,000 | 25/03/2025   |
|                                              | 42 Berkeley Dr ARMSTRONG CREEK 3217  | \$379,000 | 04/04/2025   |
|                                              | 514 Boundary Rd ARMSTRONG CREEK 3217 | \$401,000 | 25/03/2025   |

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.

| <b>Unit type or class</b><br>Eg. One bedroom units | <b>Land Size</b> | <b>Single price</b> |
|----------------------------------------------------|------------------|---------------------|
| <b>Lot 101</b>                                     | 355m2            | <b>\$355,000</b>    |
| <b>Lot 110</b>                                     | 293m2            | <b>\$310,000</b>    |
| <b>Lot 115</b>                                     | 475m2            | <b>\$433,000</b>    |
| <b>Lot 116</b>                                     | 479m2            | <b>\$435,000</b>    |
| <b>Lot 117</b>                                     | 481m2            | <b>\$436,000</b>    |
| <b>Lot 118</b>                                     | 484m2            | <b>\$437,000</b>    |
| <b>Lot 119</b>                                     | 487m2            | <b>\$438,000</b>    |
| <b>Lot 120</b>                                     | 489m2            | <b>\$439,000</b>    |
| <b>Lot 121</b>                                     | 584m2            | <b>\$479,950</b>    |
| <b>Lot 122</b>                                     | 514m2            | <b>\$440,000</b>    |
| <b>Lot 123</b>                                     | 490m2            | <b>\$439,950</b>    |
| <b>Lot 124</b>                                     | 389m2            | <b>\$369,950</b>    |
| <b>Lot 129</b>                                     | 388m2            | <b>\$369,950</b>    |
| <b>Lot 130</b>                                     | 490m2            | <b>\$440,000</b>    |
| <b>Lot 131</b>                                     | 513m2            | <b>\$450,000</b>    |
| <b>Lot 132</b>                                     | 413m2            | <b>\$395,000</b>    |
| <b>Lot 133</b>                                     | 395m2            | <b>\$389,950</b>    |
| <b>Lot 134</b>                                     | 346m2            | <b>\$330,000</b>    |
| <b>Lot 139</b>                                     | 396m2            | <b>\$389,950</b>    |
| <b>Lot 140</b>                                     | 413m2            | <b>\$395,000</b>    |