

STATEMENT OF INFORMATION

Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Lots 1,2,3,4,5,11 of 65 Chamberlain St, Kirkstall Vic 3283
Including suburb or locality
and postcode _____

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 | | Lower price | | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| Land allotment | \$250,000 | Or range between | \$* | & | \$ |
| Land allotment | \$310,000 | Or range between | \$* | & | \$ |
| Land allotment | \$310,000 | Or range between | \$* | & | \$ |
| Land allotment | \$310,000 | Or range between | \$* | & | \$ |
| Land allotment | \$310,000 | Or range between | \$* | & | \$ |

Additional entries may be included or attached as required.

Unit median sale price

Median price _____ Suburb or Locality _____

Period - From _____ To _____ Source _____

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 |
|--|-----------------------------|-----------|--------------|
| | 1 Lot 3, 38 Anne St, Keroit | \$340,000 | 11/4/2025 |
| | 2 | \$ | |
| | 3 | \$ | |

| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|--|----------------------------|-------|--------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|--|----------------------------|-------|--------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|--|----------------------------|-------|--------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

| Unit type or class E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|--|----------------------------|-------|--------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

OR

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:

30/5/2025