

Statement of Information

Multiple residential properties located in 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 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/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb and
postcode

Elana Place Estate, 26 Ilani Place, Epping, VIC 3076

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
Lot 101 – 17.34 x 34.35 (549m ²)	\$480,000	Or range between	\$*	&	\$
Lot 102 – 12.5 x 33.38 (422m ²)	\$426,500	Or range between	\$*	&	\$
Lot 103 – 12.5 x 33.27 (416m ²)	\$423,500	Or range between	\$*	&	\$
Lot 104 – 17.65 x 33.27 (461m ²)	\$411,000	Or range between	\$*	&	\$
Lot 105 – 17.47 x 28.83 (419m ²)	\$416,500	Or range between	\$*	&	\$
Lot 119 – 15.54 x 26.67 (390m ²)	\$362,946	Or range between	\$*	&	\$
Lot 120 – 10.5 x 29.07 (287m ²)	\$301,000	Or range between	\$*	&	\$
Lot 121 – 8.5 x 29.21 (243m ²)	\$273,000	Or range between	\$*	&	\$
Lot 122 – 13.56 x 29.21 (269m ²)	\$291,000	Or range between	\$*	&	\$
Lot 123 – 15.75 x 36.83 (377m ²)	\$374,500	Or range between	\$*	&	\$

Lot 124 – 15.75 x 28 (331m2)	\$356,000	Or range between	\$*	&	\$
Lot 125, 131 – 10.5 x 28 (294m2)	\$320,000	Or range between	\$*	&	\$
Lot 126, 127, 128 – 8.5 x 28 (238m2)	\$285,000	Or range between	\$*	&	\$
Lot 129, 130 – 12.5 x 28 (350m2)	\$366,000	Or range between	\$*	&	\$
Lot 132 – 10.5 x 28 (294m2)	\$323,000	Or range between	\$*	&	\$
Lot 133,134 – 8.5 x 28 (238m2)	\$288,000	Or range between	\$*	&	\$
Lot 135, 136 – 10.5 x 28 (294m2)	\$323,000	Or range between	\$*	&	\$
Lot 137, 138 – 12.5 x 28 (350m2)	\$369,500	Or range between	\$*	&	\$
Lot 139 – 8.82 x 28 (537m2)	\$487,000	Or range between	\$*	&	\$
Lot 140 – 24.93 x 22.5 (421m2)	\$362,500	Or range between	\$*	&	\$
Lot 141, 142, 145, 146, 149 – 10.5 x 22.5 (236m2)	\$270,500	Or range between	\$*	&	\$
Lot 143, 144 – 12.5 x 22.5 (281m2)	\$293,500	Or range between	\$*	&	\$
Lot 147, 148 – 8.5 x 22.5 (191m2)	\$256,500	Or range between	\$*	&	\$
Lot 150 – 10.5 x 22.5 (236m2)	\$267,600	Or range between	\$*	&	\$
Lot 151, 152 – 12.5 x 22.5 (281m2)	\$290,100	Or range between	\$*	&	\$
Lot 153, 154 – 10.5 x 22.5 (236m2)	\$267,600	Or range between	\$*	&	\$
Lot 155, 156, 157 – 8.5 x 22.5 (191m2)	\$253,200	Or range between	\$*	&	\$
Lot 158, 159, 160 – 10.5 x 22.5 (236m2)	\$267,600	Or range between	\$*	&	\$
Lot 161 – 12.59 x 26.32 (300m2)	\$298,000	Or range between	\$*	&	\$
Lot 162 – 16.6 x 26.32 (313m2)	\$313,000	Or range between	\$*	&	\$

Suburb unit median sale price

Median price	\$649,000	Suburb	Epping
Period - From	January 2022	To	February 2022
Source	Internal Research Department		

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 443 properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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 six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 125, 131 – 10.5 x 28 (294m ²)	Lot 1310 Wollert Rise	\$306,000	January 2022
	Lot 1311 Wollert Rise	\$308,000	January 2022
	Lor 1316 Wollert Rise	\$308,000	January 2022

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

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 101 – 17.34 x 34.35 (549m ²)			

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 102 – 12.5 x 33.38 (422m ²)			

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 103 – 12.5 x 33.27 (416m ²)			

Unit type or class

E.g. One-bedroom units

	Address of comparable unit	Price	Date of sale
Lot 104 – 17.65 x 33.27 (461m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 105 – 17.47 x 28.83 (419m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 119 – 15.54 x 26.67 (390m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 120 – 10.5 x 29.07 (287m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 121 – 8.5 x 29.21 (243m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 122 – 13.56 x 29.21 (269m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 123 – 15.75 x 36.83 (377m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 124 – 15.75 x 28 (331m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 126, 127, 128 – 8.5 x 28 (238m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 129, 130 – 12.5 x 28 (350m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 132 – 10.5 x 28 (294m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 133, 134 – 8.5 x 28 (238m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 135, 136 – 10.5 x 28 (294m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 137, 138 – 12.5 x 28 (350m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 139 – 8.82 x 28 (537m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 140 – 24.93 x 22.5 (421m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 141, 142, 145, 146, 149 – 10.5 x 22.5 (236m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 143, 144 – 12.5 x 22.5 (281m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 147, 148 – 8.5 x 22.5 (191m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 150 – 10.5 x 22.5 (236m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 151, 152 – 12.5 x 22.5 (281m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 153, 154 – 10.5 x 22.5 (236m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 155, 156, 157 – 8.5 x 22.5 (191m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Lot 158, 159, 160 – 10.5 x 22.5 (236m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 161 – 12.59 x 26.32 (300m ²)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class E.g. One-bedroom units	Address of comparable unit	Price	Date of sale
Lot 162 – 16.6 x 26.32 (313m ²)			

This Statement of Information was prepared on: 25 February 2022