

Statement of Information

Multiple residential properties located outside 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 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

Lot 1 – Lot 38, 44 Bank Street Avenel Vic 3664

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Vacant Land

e.g. One bedroom units

	Single price		Lower price		Higher price
Lot 1	\$*170,000	or range between	\$*	&	\$
Lot 2	\$*160,000	or range between	\$*	&	\$
Lot 3	\$*172,500	or range between	\$*	&	\$
Lot 4	\$*172,500	or range between	\$*	&	\$
Lot 5	\$*172,500	or range between	\$*	&	\$
Lot 6	\$*172,500				
Lot 7	\$*172,500				
Lot 8	\$*172,500				
Lot 9	\$*172,500				
Lot 10	\$*172,500				
Lot 11	\$*172,000				

Vacant Land

e.g. One bedroom units

Single price

Lower price

Higher price

Lot 12	\$*165,000		
Lot 13	\$*160,000		
Lot 14	\$*175,000		
Lot 15	\$*175,000		
Lot 16	\$*175,000		
Lot 17	\$*175,000		
Lot 18	\$175,000		
Lot 19	\$*160,000		
Lot 20	\$*163,000		
Lot 21	\$*162,000		
Lot 22	\$*162,000		
Lot 23	\$*163,000		
Lot 24	\$*165,000		
Lot 25	\$*174,000		
Lot 26	\$*174,000		
Lot 27	\$*174,000		
Lot 28	\$*174,000		
Lot 29	\$*174,000		
Lot 30	\$*174,000		
Lot 31	\$*174,000		
Lot 32	\$*174,000		
Lot 33	\$*165,000		
Lot 34	\$*163,000		
Lot 35	\$*163,000		
Lot 36	\$*163,000		
Lot 37	\$*161,000		
Lot 38	\$*161,000		

Additional entries may be included or attached as required.

Land 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.

Vacant Land

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1 6 Queen Street, Avenel	\$150,000	15/5/2017
	2 24 Bank Street, Avenel	\$ 160,000	22/10/2017
	3 8 Pinniger Street, Avenel	\$ 159,000	22/10/2018

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.