

Statement of Information

Multiple residential properties located outside 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 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

Glenlee 274 Reserve Road, Charlemont VIC, Australia

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 248, 253 – 392m2 | \$*261,000 | Or range between | \$* | & | \$ |
| Lot 251, 252- 350m2 | \$*245,000 | Or range between | \$* | & | \$ |
| Lot 254, 207, 208, 209, 233, 235- 448m2 | \$* | Or range between | \$*285,000 | & | \$289,000 |
| Lot 206, 230, 232, 212, – 512m2 | \$* | Or range between | \$*309,000 | & | \$314,000 |
| Lot 231, 215, -480m2 | \$* | Or range between | \$*298,000 | & | \$299,000 |
| Lot 244, 352m2 | \$*247,000 | Or range between | \$* | & | \$ |
| Lot 213, 568m2 | \$*330,000 | Or range between | \$* | & | \$ |
| Lot 214, 609m2 | \$*336,000 | Or range between | \$* | & | \$ |
| Lot 216, 444m2 | \$*277,000 | Or range between | \$* | & | \$ |
| Lot 217, 343m2 | \$*241,000 | Or range between | \$* | & | \$ |

| | | | | | |
|---------------------------|------------|------------------|------------|---|------------|
| Lot 218- 294m2 | \$*215,000 | Or range between | \$* | & | \$ |
| Lot 219 -295m2 | \$*225,000 | Or range between | \$* | & | \$ |
| Lot 220, -407m2 | \$*270,000 | Or range between | \$* | & | \$* |
| Lot 221, 343 -294m2 | \$* | Or range between | \$*224,000 | & | \$*226,000 |
| Lot 322, -275m2 | \$*225,000 | Or range between | \$* | & | \$* |
| Lot 323 -304m2 | \$*230,000 | Or range between | \$* | & | \$* |
| Lot 324, 325, 346 – 263m2 | \$* | Or range between | \$*213,000 | & | \$*218,000 |
| Lot 326, 327, 332 – 221m2 | \$*205,000 | Or range between | \$* | & | \$* |
| Lot 335 – 388m2 | \$*265,000 | Or range between | \$* | & | \$* |
| Lot 336 – 368m2 | \$*272,000 | Or range between | \$* | & | \$* |
| Lot 342 – 243m2 | \$*218,000 | Or range between | \$* | & | \$* |
| Lot 344 – 416m2 | \$*276,000 | Or range between | \$* | & | \$* |
| Lot 345 – 358m2 | \$*253,000 | Or range between | \$* | & | \$* |

Suburb unit median sale price

Median price Suburb

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 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 248, 253 – 392m2 | 1 Lot 433 Anchorage, Armstrong Creek | \$262,000 | Aug 2019 |
| | 2 Lot 434 Anchorage, Armstrong Creek | \$262,000 | Aug 2019 |
| | 3 Lot 334 Anchorage, Armstrong Creek | \$257,000 | Mar 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------------------|---------------------------------------|--------------|---------------------|
| Lot 251, 252- 350m2 | 1 Lot 342 Anchoridge, Armstrong Creek | \$ 242,000 | Jun 2019 |
| | 2 Lot 327 Anchoridge, Armstrong Creek | \$ 242,000 | July 2019 |
| | 3 Lot 337 Anchoridge, Armstrong Creek | \$ 242,000 | Aug 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---|---------------------------------------|--------------|---------------------|
| Lot 254, 207, 208, 209, 233, 235- 448m2 | 1 Lot 303 Anchoridge, Armstrong Creek | \$272,000 | Jun 2019 |
| | 2 Lot 403 Anchoridge, Armstrong Creek | \$289,000 | Aug 2019 |
| | 3 Lot 4215 Armstrong, Armstrong Creek | \$291,000 | Mar 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------------------------------|---------------------------------------|--------------|---------------------|
| Lot 206, 230, 232, 212, - 512m2 | 1 Lot 4010 Armstrong, Armstrong Creek | \$301,900 | Mar 2019 |
| | 2 Lot 4047 Armstrong, Armstrong Creek | \$316,900 | Aug 2019 |
| | 3 Lot 4805 Armstrong, Armstrong Creek | \$321,900 | Aug 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|----------------------|-----------------------------------|--------------|---------------------|
| Lot 231, 215, -480m2 | 1 Lot 413 Manzeene, Lara | \$275,000 | Aug 2019 |
| | 2 Lot 410 Manzeene, Lara | \$303,000 | Apr 2019 |
| | 3 Lot 412 Manzeene, Lara | \$303,000 | Jun 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|----------------|--------------------------------------|--------------|---------------------|
| Lot 244, 352m2 | 1 Lot 338 Anchoridge Armstrong Creek | \$242,000 | Jun 2019 |
| | 2 Lot 337 Anchoridge Armstrong Creek | \$242,000 | Jun 2019 |
| | 3 Lot 432 Anchoridge Armstrong Creek | \$247,000 | Jun 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|----------------|---|--------------|---------------------|
| Lot 213, 568m2 | 1 Lot 4810 Armstrong Armstrong Creek | \$318,900 | May 2019 |
| | 2 Lot 108 Warralily Grange, Armstrong Creek | \$319,000 | Apr 2019 |
| | 3 Lot 4813 Armstrong Armstrong Creek | \$318,900 | May 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|----------------|-----------------------------------|--------------|---------------------|
| Lot 214, 609m2 | 1 Lot 2242 Fyansford Fyansford | \$349,000 | Jun 2019 |
| | 2 Lot 647 Oakdene Ocean Grove | \$354,000 | Mar 2019 |
| | 3 Lot 648 Oakdene Ocean Grove | \$354,000 | Apr 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|----------------|--------------------------------------|--------------|---------------------|
| Lot 216, 444m2 | 1 Lot 303 Anchorage, Armstrong Creek | \$272,000 | Jun 2019 |
| | 2 Lot 403 Anchorage, Armstrong Creek | \$289,000 | Aug 2019 |
| | 3 Lot 4310 Armstrong Armstrong Creek | \$271,900 | Aug 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|----------------|--|--------------|---------------------|
| Lot 217, 343m2 | 1 Lot 175 Glenlee Armstrong Creek | \$233,000 | Mar 2019 |
| | 2 Lot 604 Warralily Grange Armstrong Creek | \$255,000 | Aug 2019 |
| | 3 Lot 1204 Watermark Armstrong Creek | \$238,000 | Aug 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|----------------|---|--------------|---------------------|
| Lot 218- 294m2 | 1 Lot 294 Greater Armstrong Armstrong Creek | \$224,000 | May 2019 |
| | 2 Lot 122 Glenlee Armstrong Creek | \$209,000 | Jul 2019 |
| | 3 Lot 116 Glenlee Armstrong Creek | \$214,000 | Jul 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|----------------|---|--------------|---------------------|
| Lot 219 -295m2 | 1 Lot 294 Greater Armstrong Armstrong Creek | \$224,000 | May 2019 |
| | 2 Lot 122 Glenlee Armstrong Creek | \$209,000 | Jul 2019 |
| | 3 Lot 116 Glenlee Armstrong Creek | \$214,000 | Jul 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------|--------------------------------------|--------------|---------------------|
| Lot 220, -407m2 | 1 Lot 4218 Armstrong Armstrong Creek | \$ 268,000 | Aug 2019 |
| | 2 Lot 4044 Armstrong Armstrong Creek | \$ 266,900 | Aug 2019 |
| | 3 Lot 1304 Ashbury Armstrong Creek | \$281,000 | Mar 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------------------|---|--------------|---------------------|
| Lot 221, 343 -294m2 | 1 Lot 294 Greater Armstrong Armstrong Creek | \$224,000 | May 2019 |
| | 2 Lot 122 Glenlee Armstrong Creek | \$209,000 | Jul 2019 |
| | 3 Lot 116 Glenlee Armstrong Creek | \$214,000 | Jul 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------|-----------------------------------|--------------|---------------------|
| Lot 322, -275m2 | 1 Lot 245 Glenlee Armstrong Creek | \$ 212,000 | Mar 2019 |
| | 2 Lot 227 Glenlee Armstrong Creek | \$ 217,000 | Mar 2019 |
| | 3 Lot 224 Glenlee Armstrong Creek | \$ 217,000 | Aug 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|----------------|--------------------------------------|--------------|---------------------|
| Lot 323 -304m2 | 1 Lot 229 Glenlee Armstrong Creek | \$ 232,000 | Mar 2019 |
| | 2 Lot 1117 WaterMark Armstrong Creek | \$230,000 | Aug 2019 |
| | 3 Lot 1128 WaterMark Armstrong Creek | \$226,000 | Mar 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|------------------------------|-----------------------------------|--------------|---------------------|
| Lot 324, 325, 346 – 263m2 | 1 Lot 334 Glenlee Armstrong Creek | \$218,000 | Jun 2019 |
| | 2 Lot 329 Glenlee Armstrong Creek | \$218,000 | Aug 2019 |
| | 3 lot 331 Glenlee Armstrong Creek | \$218,000 | Aug 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|------------------------------|-----------------------------------|--------------|---------------------|
| Lot 326, 327, 332 – 221m2 | 1 Lot 333 Glenlee Armstrong Creek | \$205,000 | Aug 2019 |
| | 2 Lot 226 Glenlee Armstrong Creek | \$207,000 | Aug 2019 |
| | 3 Lot 225 Glenlee Armstrong Creek | \$207,000 | Aug 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------|--------------------------------------|--------------|---------------------|
| Lot 335 – 388m2 | 1 Lot 421 Anchoridge Armstrong Creek | \$265,000 | Mar 2019 |
| | 2 Lot 419 Anchoridge Armstrong Creek | \$265,000 | May 2019 |
| | 3 Lot 420 Anchoridge Armstrong Creek | \$265,000 | Jun 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------------------|--|--------------|---------------------|
| Lot 336 – 368m ² | 1 Lot 4125 Warralily Central Armstrong Creek | \$259,000 | Jun 2019 |
| | 2 Lot 4101 Warralily Central Armstrong Creek | \$249,000 | Jul 2019 |
| | 3 Lot 4102 Warralily Central Armstrong Creek | \$273,000 | Jun 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------------------|-----------------------------------|--------------|---------------------|
| Lot 342 – 243m ² | 1 Lot 226 Glenlee Armstrong Creek | \$207,000 | Mar 2019 |
| | 2 Lot 225 Glenlee Armstrong Creek | \$207,000 | Apr 2019 |
| | 3 Lot 228 Glenlee Armstrong Creek | \$207,000 | Jul 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------------------|------------------------------------|--------------|---------------------|
| Lot 344 – 416m ² | 1 Lot 4218 Armstong Armstong Creek | \$268,900 | Aug 2019 |
| | 2 Lot 4017 Armstong Armstong Creek | \$251,900 | Mar 2019 |
| | 3 Lot 4044 Armstong Armstong Creek | \$266,900 | Aug 2019 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-----------------------------|---|--------------|---------------------|
| Lot 345 – 358m ² | 1 Lot 354 Bayview on Bellarine Curlewis | \$225,000 | Aug 2019 |
| | 2 Lot 614 Seachange St Leonards | \$230,950 | Mar 2109 |
| | 3 Lot 609 Seachange St Leonards | \$230,950 | Apr 2019 |

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.

This Statement of Information was prepared on: