

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.

Land offered for sale

Address
Including suburb or locality
and postcode

Lots 1 to 16, 105 to 115 Olympic Pde, Kangaroo Flat

Indicative selling price

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

Land	Single price		Lower price	&	Higher price
Lot 1 105-115 Olympic Pde, Kangaroo Flat	\$295,000	or range between	\$*	&	\$
Lot 2 105-115 Olympic Pde, Kangaroo Flat	\$295,000	or range between	\$*	&	\$
Lot 3 105-115 Olympic Pde, Kangaroo Flat	\$295,000	or range between	\$*	&	\$
Lot 4 105-115 Olympic Pde, Kangaroo Flat	\$295,000	or range between	\$*	&	\$
Lot 5 105-115 Olympic Pde, Kangaroo Flat	\$295,000	or range between	\$*	&	\$
Lot 6 105-115 Olympic Pde, Kangaroo Flat	\$310,000				
Lot 7 105-115 Olympic Pde, Kangaroo Flat	\$340,000				
Lot 8 105-115 Olympic Pde, Kangaroo Flat	\$330,000				
Lot 9 105-115 Olympic Pde, Kangaroo Flat	\$315,000				
Lot 10 105-115 Olympic Pde, Kangaroo Flat	\$355,000				

Land

	Single price	Lower price	Higher price
Lot 11 105-115 Olympic Pde, Kangaroo Flat	\$340,000		
Lot 12 105-115 Olympic Pde, Kangaroo Flat	\$335,000		
Lot 13 105-115 Olympic Pde, Kangaroo Flat	\$315,000		
Lot 14 105-115 Olympic Pde, Kangaroo Flat	\$310,000		
Lot 15 105-115 Olympic Pde, Kangaroo Flat	\$295,000		
Lot 16 105-115 Olympic Pde, Kangaroo Flat	\$310,000		

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

Land	Address of comparable unit	Price	Date of sale
Land Residential Zone	177 Olympic Pde, kangaroo Pde, Kangaroo Flat 3555	\$310,000	16/07/2025
	340 High Street, Kangaroo Flat 3555	\$310,000	23/10/2025
	21 Ashbourne Way, Kangaroo Flat 3555	\$287,500	22/09/2025

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: 15/12/2025