

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

STAGE 18, BAY BREEZE ESTATE, ST LEONARDS

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 1505	\$199,950	or range between		&	
LOTS 1501-1504, 1506-1510, 1513-1520	\$*	or range between	\$219,950	&	\$229,950
LOTS 1511-1512	\$279,950	or range between		&	
LOTS 1521	\$244,950	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$249,950	*Property Type	LAND	Suburb or locality	ST LEONARDS
Period - From	SEP 18	to	SEP 19	Source	CORELOGIC

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
LOT 1505	1 LOT 548 JONES WAY, ST LEONARDS	\$204,950	OCT 18
	2 LOT 549 JONES WAY, ST LEONARDS	\$194,950	OCT 18
	3 LOT 553 JULES STREET, ST LEONARDS	\$194,950	OCT 18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOTS 1501-1504 LOTS 1506-1510 LOTS 1513-1520	1 LOT 373 ELISE STREET, ST LEONARDS	\$219,950	AUG 18
	2 LOT 372 ELISE STREET, ST LEONARDS	\$219,950	AUG 18
	3 LOT 341 ELISE STREET, ST LEONARDS	\$219,950	AUG 18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOTS 1511-1512	1 LOT 270 FELIX STREET, ST LEONARDS	\$279,950	AUG 18
	2 LOT 271 FELIX STREET, ST LEONARDS	\$279,950	AUG 18
	3 LOT 562 MEREDITH AVENUE, ST LEONARDS	\$289,950	JUL 18

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOT 1521	1 LOT409 COUNTESS DRIVE, ST LEONARDS	\$249,950	NOV 18
	2 LOT 312 GALLANT ROAD, ST LEONARDS	\$247,950	SEP 18
	3 LOT 335 GALLANT ROAD, ST LEONARDS	\$249,950	AUG 18

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: 11 Sept 2019