Statement of Information Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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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

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Including suburb or locality	HIGHTON RIDGE ESTATE, STAGE 7B, HIGHTON VIC	32
and postcode		

Indicative selling price

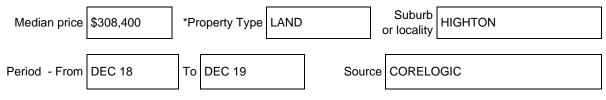
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class

e.g. One bedroom units	Single price		Lower price		Higher price
LOTS 725, 730-736	\$	or range between	\$265,000	&	\$289,000
LOTS 724, 726	\$299,000	or range between	\$	&	\$
LOTS 722, 727-729	\$	or range between	\$329,000	&	\$359,000
LOTS 721, 723	\$	or range between	\$389,000	&	\$409,000
		or range between		&	

Additional entries may be included or attached as required.

Unit median sale price





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
LOTS 725, 730-736	1 116 PROVINCE BOULEVARD, HIGHTON	\$272,500	DEC 19
	2 7 HIGHPOINT CRESCENT, HIGHTON	\$289,000	OCT 19
	3 13 MAJESTIC DRIVE, HIGHTON	\$285,000	OCT 19

Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1 38 JESSICA WAY, HIGHTON	\$310,000	JAN 20
	2 40 JESSICA WAY, HIGHTON	\$290,000	SEP 19
	3 26 MOSMAN WAY, HIGHTON	\$295,000	JUL 19

Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
LOTS 722, 727-729	1 8 DAGLISH AVENUE, HIGHTON	\$354,000	AUG 19
	2 26 CLIFFORD STREET, HIGHTON	\$330,000	DEC 19
	3 2 AMELIA STREET, HIGHTON	\$356,500	NOV 19

Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
LOTS 721, 723	1 44 HIGHPOINT CRESCENT, HIGHTON	\$439,000	JUN 19
	2 29-31 MOSMAN WAY, HIGHTON	\$405,000	MAY 19
	3 42 STONELEIGH CRESCENT, HIGHTON	\$435,000	SEP 19

Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale

This Statement of Information was prepared on: 6 MARCH 20