

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

HIGHTON RIDGE ESTATE, STAGE 7B, HIGHTON VIC 3216

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

Median price

\$308,400

*Property Type

LAND

Suburb
or locality

HIGHTON

Period - From

DEC 18

To

DEC 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 |
|-------------------|-----------------------------------|-----------|--------------|
| 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 |
|---------------|----------------------------|-----------|--------------|
| LOTS 724, 726 | 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 |
|--|----------------------------|-------|--------------|
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This Statement of Information was prepared on: 6 MARCH 20