

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

YARINGA ESTATE, STAGE 2, ARMSTRONG CREEK, VIC 3217

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 214-216, 219	\$249,500	or range between	\$*	&	\$*
LOTS 201, 202, 204, 207-209, 212, 213, 217, 218	\$*	or range between	\$259,500	&	\$264,500
LOTS 203, 205, 206, 210, 211, 221, 222	\$*	or range between	\$274,500	&	\$279,500
LOT 220	\$309,500	or range between	\$*	&	\$*
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$268,000	*Property Type	LAND	Suburb or locality	ARMSTRONG CREEK
Period - From	NOV 19	to	NOV 20	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 214-216, 219	45 GREVILLEA DRIVE, MT DUNEED	\$239,000	FEB 20
	261 BOUNDARY ROAD, MT DUNEED	\$248,900	APR 20
	56 GREVILLEA DRIVE, MT DUNEED	\$250,000	FEB 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOTS 201, 202, 204, 207-209, 212, 213, 217, 218	LOT 118 YELLOW GUM WAY, MT DUNEED	\$266,500	NOV 20
	LOT 122 YELLOW GUM WAY, MT DUNEED	\$266,500	NOV 20
	LOT 123 YELLOW GUM WAY, MT DUNEED	\$266,500	OCT 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOTS 203, 205, 206, 210, 211, 221, 222	LOT 102 EFFICIENT AVENUE, MT DUNEED	\$279,500	NOV 20
	LOT 114 YELLOW GUM DRIVE, MT DUNEED	\$277,500	OCT 20
	LOT 120 YELLOW GUM DRIVE, MT DUNEED	\$277,500	OCT 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOT 220	LOT 103 EFFICIENT WAY, MT DUNEED	\$309,500	AUG 20
	LOT 112 YELLOW GUM DRIVE, MT DUNEED	\$304,500	OCT 20
	21 THRIVE AVENUE, MT DUNEED	\$309,500	MAY 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

This Statement of Information was prepared on: 26 NOVEMBER 2020