

# 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](http://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

2-100 Harriott Road, Armstrong Creek. VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 116 & 117- 294m2	\$223,500	or range between	\$*	&	\$
Lots 123 & 124- 336m2	\$254,000	or range between	\$*	&	\$
Lot 102- 397m2	\$263,000	or range between	\$*	&	\$
Lot 142- 512m2	\$302,000	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

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

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Land- Lots 116 & 117, 294m2	1 956 Naughtin Circuit, Charlemont. Vic. 3217	\$197,000	22-01-2018
	2 1102 Beaumont Ave, Charlemont. Vic 3217	\$225,500	08-11-2018
	3 1022 Woodyard Drive, Charlemont. Vic 3217	\$197,000	13-02-2018

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Land- Lots 123 & 124. 336m2	1 1220 Everton Crescent. Charlemont. Vic 3217	\$223,000	12-08-2019
	2 1225 Everton Crescent. Charlemont. Vic 3217	\$223,000	06-10-2019
	3	\$	

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Land- Lot 102. 397m2	1 113 Purity Way, Armstrong Creek. Vic 3217	\$257,000	26-10-2019
	2 140 Lapis Street, Armstrong Creek. Vic 3217	\$260,000	15-11-2019
	3 107 Harkness Boulevard, Armstrong Creek. Vic 3217	\$260,000	03-11-2019

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Land- Lot 142. 512m2	1 1151 Beaumont Ave, Charlemont. Vic 3217	\$327,000	27-04-2019
	2 1152 Beaumont Ave, Charlemont. Vic 3217	\$299,325	12-03-2019
	3 1153 Beaumont Ave. Charlemont. Vic. 3217	\$327,000	12-03-2019

### 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: 20-11-2019