Statement of Information

Multiple residential properties located in 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 agents' 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 in 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 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.

Land offered for sale

Address Including suburb and postcode	Lots 1-29, 75 Willowbank Road, Gisborne VIC 3437

Indicative selling price

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

LAND	Single price
Lot 1, 75 Willowbank Road, Gisborne	$ 480,000
Lot 2, 75 Willowbank Road, Gisborne	$ 490,000
Lot 3, 75 Willowbank Road, Gisborne	$ 510,000
Lot 4, 75 Willowbank Road, Gisborne	$ 560,000
Lot 5, 75 Willowbank Road, Gisborne	$ 470,000
Lot 6, 75 Willowbank Road, Gisborne	$ 510,000
Lot 7, 75 Willowbank Road, Gisborne	$ 470,000
Lot 8, 75 Willowbank Road, Gisborne	$ 450,000
Lot 9, 75 Willowbank Road, Gisborne	$ 440,000
Lot 10, 75 Willowbank Road, Gisborne	$ 480,000
Lot 11, 75 Willowbank Road, Gisborne	$ 530,000
Lot 12, 75 Willowbank Road, Gisborne	$ 530,000
Lot 13, 75 Willowbank Road, Gisborne	$ 490,000

Lot 14, 75 Willowbank Road, Gisborne	$ 470,000
Lot 15, 75 Willowbank Road, Gisborne	$ 620,000
Lot 16, 75 Willowbank Road, Gisborne	$ 480,000
Lot 17, 75 Willowbank Road, Gisborne	$ 530,000
Lot 18, 75 Willowbank Road, Gisborne	$ 480,000
Lot 19, 75 Willowbank Road, Gisborne	$ 490,000
Lot 20, 75 Willowbank Road, Gisborne	$ 550,000
Lot 21, 75 Willowbank Road, Gisborne	$ 490,000
Lot 22, 75 Willowbank Road, Gisborne	$ 530,000
Lot 23, 75 Willowbank Road, Gisborne	$ 480,000
Lot 24, 75 Willowbank Road, Gisborne	$ 440,000
Lot 25, 75 Willowbank Road, Gisborne	$ 510,000
Lot 26, 75 Willowbank Road, Gisborne	$ 490,000
Lot 27, 75 Willowbank Road, Gisborne	$ 460,000
Lot 28, 75 Willowbank Road, Gisborne	$ 480,000
Lot 29, 75 Willowbank Road, Gisborne	$ 650,000

Suburb Land median sale price

Median price $ 650,000 Suburb Gisborne

Period - From 01 Nov 2022 To 31 Oct 2023 Source Corelogic

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: 15/11/2023