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	Cathlaw on Ferrier, Ferrier Rd New Gisborne

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Unit type or class Vacant Land	**Single price**
Lot 1	$411,750
Lot 4	$415,250
Lot 5	$412,000
Lot 6	$412,000
Lot 7	$412,000
Lot 8	$412,000
Lot 9	$416,500
Lot 10	$419,250
Lot 11	$402,000
Lot 13	$387,000
Lot 14	$372,750

Unit type or class Vacant Land	Single price
Lot 15	$367,750
Lot 64	$335,000
Lot 65	$316,000
Lot 66	$299,000
Lot 70	$392,000
Lot 71	$384,750
Lot 72	$367,500
Lot 73	$419,250
Lot 74	$362,250
Lot 75	$355,500
Lot 76	$373,000
Lot 77	$355,500
Lot 91	$424,250

Additional entries may be included or attached as required.

Unit median sale price

Median price: $280,000

Suburb or locality: New Gisborne

Period - From: 01 October 2017 To: 30 September 2018

Source: CoreLogic

B* **The estate agent or agent's representative reasonably believes that fewer than three comparable lots were sold within five kilometres of the unit for sale in the last 18 months.**