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 before being entered in this Statement of Information.

Land offered for sale

Address Including suburb or locality and postcode	LOT 5,6,10,28,29,35,36,37,38,53 / 783-797 STRATHFIELDSAYE ROAD, STRATHFIELDSAYE

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		Lower price		Higher price
Lot 5 783-797 Strathfieldsaye Road, Strathfieldsaye	$350,000	or range between	$*	&	$
Lot 6 783-797 Strathfieldsaye Road, Strathfieldsaye	$305,000	or range between	$*	&	$
Lot 10 783-797 Strathfieldsaye Road, Strathfieldsaye	$290,000	or range between	$*	&	$
Lot 28 783-797 Strathfieldsaye Road, Strathfieldsaye	$295,000	or range between	$*	&	$
Lot 29 783-797 Strathfieldsaye Road, Strathfieldsaye	$297,000	or range between	$*	&	$
Lot 35 783-797 Strathfieldsaye Road, Strathfieldsaye	$325,000	or range between	$*	&	$
Lot 36 783-797 Strathfieldsaye Road, Strathfieldsaye	$305,000	or range between	$*	&	$

Land	Single price		Lower price		Higher price
Lot 37 783-797 Strathfieldsaye Road, Strathfieldsaye	$302,000	or range between	$*	&	$
Lot 38 783-797 Strathfieldsaye Road, Strathfieldsaye	$285,000	or range between	$*	&	$
Lot 53 783-797 Strathfieldsaye Road, Strathfieldsaye	$335,000	or range between	$*	&	$

Additional entries may be included or attached as required.Unit median sale price

Median price		Suburb or locality	Strathfieldsaye

Period - From	01 October 2022	To	30 September 2023	Source	Price Finder

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.

Land	Address of comparable unit	Price	Date of sale
	8/16 APSLEY ST, STRATHFIELDSAYE, VIC 3551	$300,000	30/08/2023
	18 SOMERVILLE RD, STRATHFIELDSAYE, VIC 3551	$300,000	19/10/2022
	10 KIWARRA CRT, STRATHFIELDSAYE, VIC 3551	$345,000	16/09/2022

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

This Statement of Information was prepared on:	06/12/2023