

# 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](http://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](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Unit offered for sale

Address  
Including suburb and  
postcode

Elana Place Estate (Available)- 26 Ilani Place, Epping, VIC 3076

### 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<br>e.g. One bedroom units | Single price |                  | Lower price | & | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| Lot 109 – 12.5 x 25 (313m2)                  | \$388,000    | Or range between | \$*         | & | \$           |
| Lot 201 – 12.5 x 28.83 (358m2)               | \$455,500    | Or range between | \$*         | & | \$           |
| Lot 202 – 12.5 x 28.57 (357m2)               | \$455,500    | Or range between | \$*         | & | \$           |
| Lot 204 – 14.84 x 27.43 (382m2)              | \$468,000    | Or range between | \$*         | & | \$           |
| Lot 205 – 12.51 x 27.43 (339m2)              | \$444,000    | Or range between | \$*         | & | \$           |
| Lot 206 – 12.5 x 27.11 (339m2)               | \$444,000    | Or range between | \$*         | & | \$           |
| Lot 207 – 14.09 x 27.11 (375m2)              | \$460,500    | Or range between | \$*         | & | \$           |
| Lot 213 – 18.21 x 25 (420m2)                 | \$437,500    | Or range between | \$*         | & | \$           |

### Suburb unit median sale price

|               |                              |        |            |
|---------------|------------------------------|--------|------------|
| Median price  | \$487,000                    | Suburb | Epping     |
| Period - From | January 2024                 | To     | March 2024 |
| Source        | Internal Research Department |        |            |

*Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 1 property sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.*

**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 six months, and located within two kilometres of the unit for sale.

**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.**

**Unit type or class**

E.g. One-bedroom units

**Address of comparable unit**

**Price**

**Date of sale**

|                                |  |  |  |
|--------------------------------|--|--|--|
| Lot 109 – 12.5 x 25<br>(313m2) |  |  |  |
|                                |  |  |  |
|                                |  |  |  |

**Unit type or class**

E.g. One-bedroom units

**Address of comparable unit**

**Price**

**Date of sale**

|                                   |  |  |  |
|-----------------------------------|--|--|--|
| Lot 201 – 12.5 x 28.83<br>(358m2) |  |  |  |
|                                   |  |  |  |
|                                   |  |  |  |

**Unit type or class**

E.g. One-bedroom units

**Address of comparable unit**

**Price**

**Date of sale**

|                                   |  |  |  |
|-----------------------------------|--|--|--|
| Lot 202 – 12.5 x 28.57<br>(357m2) |  |  |  |
|                                   |  |  |  |
|                                   |  |  |  |

**Unit type or class**

E.g. One-bedroom units

**Address of comparable unit**

**Price**

**Date of sale**

|                                    |  |  |  |
|------------------------------------|--|--|--|
| Lot 204 – 14.84 x 27.43<br>(382m2) |  |  |  |
|                                    |  |  |  |
|                                    |  |  |  |

**Unit type or class**

E.g. One-bedroom units

**Address of comparable unit****Price****Date of sale**

|   |  |  |  |
|---|--|--|--|
| Lot 205 – 12.51 x 27.43<br>(339m <sup>2</sup> ) |  |  |  |
|   |  |  |  |
|   |  |  |  |

**Unit type or class**

E.g. One-bedroom units

**Address of comparable unit****Price****Date of sale**

|  |  |  |  |
|--|--|--|--|
| Lot 206 – 12.5 x 27.11<br>(339m <sup>2</sup> ) |  |  |  |
|  |  |  |  |
|  |  |  |  |

**Unit type or class**

E.g. One-bedroom units

**Address of comparable unit****Price****Date of sale**

|   |  |  |  |
|---|--|--|--|
| Lot 207 – 14.09 x 27.11<br>(375m <sup>2</sup> ) |  |  |  |
|   |  |  |  |
|   |  |  |  |

**Unit type or class**

E.g. One-bedroom units

**Address of comparable unit****Price****Date of sale**

|  |  |  |  |
|--|--|--|--|
| Lot 213 – 18.21 x 25<br>(420m <sup>2</sup> ) |  |  |  |
|  |  |  |  |
|  |  |  |  |

This Statement of Information was prepared on: 16 April 2024