

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/address Search before being entered in this Statement of Information.

Lots for sale

Address
Including suburb or locality
and postcode

Lots 75 to 78, 85, 86 & 98 Coastal Rise Estate, 10 Feehans Road, Mt. Duneed Vic. 3217

Indicative selling price

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

Lots 85, 86 (476m ²)	\$428,000 each
Lot 98 (481m ²)	\$435,000
Lot 78 (499m ²)	\$450,000
Lots 75, 76, 77, 100	\$455,000 each
Lot 99 (551m ²)	\$496,000

Unit median sale price

Median price	\$741,000 (4 Bed House)	Suburb or locality	Mount Duneed, 3217		
Period - From	July, 2022	To	June, 2023	Source	Realestate.com.au

Comparable property sales

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

	Address of comparable unit	Price	Date of sale
Vacant Land	Lot 141 Winery St, Mt. Duneed (523m2)	\$486,000	14/06/2023
	Lot 56 Vermentino Street, Mt. Duneed (507m2)	\$470,000	19/06/2023
	Lot 96 Foxtail Street, Mt. Duneed (512m2)	\$485,000	18/04/2023

This Statement of Information was prepared on: September, 2023