

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.

Unit offered for sale

Address
Including suburb and
postcode

Tommy's Run – 55 Mulcahy Road, Pakenham VIC 3810

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Lot 116 – 26.1 x 15.3 (399m ²)	\$420,000	Or range between	\$*		\$
Lot 117 – 10.5 x 27.5 (284m ²)	\$340,000	Or range between	\$*		\$
Lot 120 – 12.5 x 27.5 (339m ²)	\$382,000	Or range between	\$*		\$
Lot 121, 122, 123 – 12.5 x 28 (350m ²)	\$420,000	Or range between	\$*		\$
Lot 204 – 14 x 32.07 (449m ²)	\$509,000	Or range between	\$*		\$
Lot 205 – 14 x 32.07 (445m ²)	\$496,500	Or range between	\$*		\$
Lot 206 – 22.46 x 30 (669m ²)	\$660,000	Or range between	\$*		\$
Lot 208 – 18.08 x 32.35 (597m ²)	\$629,500	Or range between	\$*		\$
Lot 209 – 18 x 32 (577m ²)	\$588,000	Or range between	\$*		\$

Suburb unit median sale price

Median price	\$380,000		Pakenham, VIC 3810
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 **10** properties 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.

Unit type or class

E.g. One-bedroom units

Address of comparable unit

Price

Date of sale

Lot 121, 122, 123 – 12.5 x 28 (350m2)	Banyan Place (350m2)	\$452,100	April 2024
	Officer Central (350m2)	\$482,000	April 2024
	Banyan Place (350m2)	\$452,100	March 2024

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.

Reasoning: There is not enough or any comparable data that matches these off-the-plan products. All sold townhouses/units within the 6-month period and 2km radius and are reasonable comparable are listed below.

Unit type or class

E.g. One-bedroom units

Address of comparable unit

Price

Date of sale

Lot 116 – 26.1 x 15.3 (399m2)			

Unit type or class

E.g. One-bedroom units

Address of comparable unit

Price

Date of sale

Lot 117 – 10.5 x 27.5 (284m2)			

Unit type or class

E.g. One-bedroom units

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

Lot 120 – 12.5 x 27.5 (339m ²)			

Unit type or class

E.g. One-bedroom units

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

Lot 204 – 14 x 32.07 (449m ²)			

Unit type or class

E.g. One-bedroom units

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

Lot 205 – 14 x 32.07 (445m ²)			

Unit type or class

E.g. One-bedroom units

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

Lot 206 – 22.46 x 30 (669m ²)			

Unit type or class

E.g. One-bedroom units

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

Lot 208 – 18.08 x 32.35 (597m ²)			

This Statement of Information was prepared on: 26 March 2024