

# 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](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 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](http://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

Woodlands – 165 High Street – Nagambie VIC 3608

### 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 e.g. One bedroom units	Single price		Lower price		Higher price
Lot 1 – 14 x 32 (448m <sup>2</sup> )	\$240,500	or range between	\$*	&	\$
Lot 2, 8, 9, 10, 17, 18, 19 – 14 x 32 (448m <sup>2</sup> )	\$235,000	or range between	\$*	&	\$
Lot 3, 7 – 12.5 x 32 (400m <sup>2</sup> )	\$215,000	or range between	\$*	&	\$
Lot 4, 6, 16 – 16 x 32 (512m <sup>2</sup> )	\$255,000	or range between	\$*	&	\$
Lot 5, 13 – 18 x 32 (576m <sup>2</sup> )	\$270,000	or range between	\$*	&	\$
Lot 11 – 14.91 x 32 (473m <sup>2</sup> )	\$242,500	or range between	\$*	&	\$
Lot 12 – 18 x 32 (576m <sup>2</sup> )	\$265,000	or range between	\$*	&	\$
Lot 14 – 16 x 32 (507m <sup>2</sup> )	\$250,000	or range between	\$*	&	\$
Lot 15 – 13.71 x 51.29 (745m <sup>2</sup> )	\$307,000	or range between	\$*	&	\$
Lot 20 – 18.34 x 32 (587m <sup>2</sup> )	\$275,000	or range between	\$*	&	\$
Lot 21 – 23.32 x 42.53 (987m <sup>2</sup> )	\$348,000	or range between	\$*	&	\$
Lot 22, 23, 24 – 20 x 42.53 (851m <sup>2</sup> )	\$353,000	or range between	\$*	&	\$

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 25, 26, 27, 28, 29, 30 – 18 x 42.53 (765m <sup>2</sup> )	\$283,000	or range between	\$*	&	\$
Lot 31 – 19.07 x 31 (648m <sup>2</sup> )	\$261,500	or range between	\$*	&	\$
Lot 32 – 25 x 31 (775m <sup>2</sup> )	\$292,000	or range between	\$*	&	\$
Lot 33 – 24 x 31 (833m <sup>2</sup> )	\$308,000	or range between	\$*	&	\$
Lot 58 – 15.5 x 42.67 (646m <sup>2</sup> )	\$268,000	or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Unit median sale price

Median price	\$349,000	Suburb or locality	Nagambie VIC 3608
Period - From	January 2024	To	March 2024
Source	Internal research department		

### 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.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 4, 6, 16 – 16 x 32 (512m <sup>2</sup> )	Lot 18 Orchardfield Estate (512m <sup>2</sup> )	\$202,950	Feb 2024
	Lot 21 Orchardfield Estate (512m <sup>2</sup> )	\$202,950	Feb 2024
	Lot 24 Orchardfield Estate (512m <sup>2</sup> )	\$202,950	Feb 2024

OR

**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.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 1 – 14 x 32 (448m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 2, 8, 9, 10, 17, 18, 19 – 14 x 32 (448m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 3, 7 – 12.5 x 32 (400m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 5, 13 – 18 x 32 (576m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 11 – 14.91 x 32 (473m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 12 – 18 x 32 (576m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 14 – 16 x 32 (507m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 15 – 13.71 x 51.29 (745m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 20 – 18.34 x 32 (587m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 21 – 23.32 x 42.53 (987m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 22, 23, 24 – 20 x 42.53 (851m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 25, 26, 27, 28, 29, 30 – 18 x 42.53 (765m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 31 – 19.07 x 31 (648m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 32 – 25 x 31 (775m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 33 – 24 x 31 (833m <sup>2</sup> )		\$	
		\$	
		\$	

**Unit type or class**

E.g. One bedroom units

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

Lot 58 – 15.5 x 42.67 (646m <sup>2</sup> )		\$	
		\$	
		\$	

This Statement of Information was prepared on: 23 April 2024