

# 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 residential developments 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.

### Property for sale

Address  
Including suburb and postcode

8 -10 Cinnamon Drive, LAKE GARDENS VIC 3355

### Indicative Selling Price

	Single price		Lower price		Higher price
Lot 79, 10 Cinnamon Drive, Lake Gardens	\$ -----	Or range between	\$770,000	&	\$810,000
Lot 80A, 8 Cinnamon Drive, Lake Gardens	\$ -----	Or range between	\$770,000	&	\$810,000
Lot 80B, 8 Cinnamon Drive, Lake Gardens	\$ -----	Or range between	\$770,000	&	\$810,000

### Median Sale Price

Median price \$602,500

Suburb Lake Gardens, VIC 3355

Period - From July 2019

To Mar 2020

Source CoreLogic

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

17-04-2020