

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Sections 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/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb or locality
and postcode

STAGE 9A, PHALARIS PARK ESTATE, LOVELY BANKS 3213

Indicative selling price

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

Residential Land Lots	Single price		Lower price	&	Higher price
LOTS 910-911	\$*	or range between	\$249,500	&	\$252,500
LOTS 901-905, 907, 912-915	\$*	or range between	\$277,500	&	\$299,500
LOTS 906, 909	\$*	or range between	\$309,500	&	\$334,500
LOT 908	\$355,500	or range between	\$	&	\$
	\$*	or range between	\$	&	\$

Additional entries may be included or attached as required.

Land median sale price

Median price \$259,000

*Property Type LAND

Suburb or locality LOVELY BANKS

Period - From SEP 18

To AUG 19

Source CORELOGIC

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.

Residential land lot	Address of comparable lot	Price	Date of sale
LOTS 910, 911	1 7 MINNAUNS ROAD, LOVELY BANKS	\$254,500	MAR 19
	2 9 MINNAUNS ROAD, LOVELY BANKS	\$254,500	JAN 19
	3 198 GOLDSWORTHY ROAD, LOVELY BANKS	\$250,000	JUL 19

Residential land lot	Address of comparable lot	Price	Date of sale
LOTS 901-905, 907, 912-915	1 16 LUCERNE COURT, LOVELY BANKS	\$285,000	SEP 19
	2 28 SHEVRY CROSS WAY, LOVELY BANKS	\$284,500	MAR 19
	3 26 SHEVRY CROSS WAY, LOVELY BANKS	\$297,500	FEB 19

Residential land lot	Address of comparable lot	Price	Date of sale
LOTS 906, 909	1 201 GOLDSWORTHY ROAD, LOVELY BANKS	\$328,500	AUG 18
	The estate agent or agent’s representative reasonably believes that fewer than three comparable lots were sold within five kilometres of the unit for sale in the last 18 months.		

Residential land lot	Address of comparable lot	Price	Date of sale
LOT 908	The estate agent or agent’s representative reasonably believes that fewer than three comparable lots were sold within five kilometres of the unit for sale in the last 18 months.		

This Statement of Information was prepared on: 4 DECEMBER 2019