

Statement of Information

Multiple residential properties located in 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 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

Lot A 430 Evans Road, Lynbrook

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 1 Guru Boulevard, Lynbrook	\$600,000	Or range between	\$*	&	\$*
Lot 3 Guru Boulevard, Lynbrook	\$600,000	Or range between	\$*	&	\$*
Lot 6 Guru Boulevard, Lynbrook	\$600,000	Or range between	\$*	&	\$*
Lot 10 Guru Boulevard, Lynbrook	\$600,000	Or range between	\$*	&	\$*
Lot 11 Guru Boulevard, Lynbrook	\$600,000	Or range between	\$*	&	\$*
Lot 13 Guru Boulevard, Lynbrook	\$650,000	Or range between	\$*		\$*

Additional entries may be included or attached as required.

Suburb unit median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

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.

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

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Unit offered for sale

Address
Including suburb and
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Lot A 430 Evans Road, Lynbrook

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 2 Guru Boulevard, Lynbrook	\$*	Or range between \$400,000	& \$440,000
Lot 4 Guru Boulevard, Lynbrook	\$*	Or range between \$400,000	& \$440,000
Lot 5 Guru Boulevard, Lynbrook	\$*	Or range between \$400,000	& \$440,000
Lot 8 Guru Boulevard, Lynbrook	\$*	Or range between \$400,000	& \$440,000
Lot 9 Guru Boulevard, Lynbrook	\$*	Or range between \$400,000	& \$440,000
Lot 12 Guru Boulevard, Lynbrook	\$*	Or range between \$400,000	\$440,000
Lot 15 Guru Boulevard, Lynbrook	\$*	Or range between \$400,000	\$440,000
Lot 16 Guru Boulevard, Lynbrook	\$*	Or range between \$400,000	\$440,000
Lot 17 Guru Boulevard, Lynbrook	\$*	Or range between \$400,000	\$440,000
Lot 18 Guru Boulevard, Lynbrook	\$*	Or range between \$400,000	\$440,000
Lot 19 Guru Boulevard, Lynbrook	\$*	Or range between \$400,000	\$440,000

Lot 20 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 21 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 22 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 23 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 24 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 25 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 26 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 27 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 28 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 29 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 30 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 31 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 32 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 33 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 34 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 35 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 36 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 37 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 38 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 39 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 40 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 42 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 43 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 44 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 45 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 46 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 47 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 48 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 49 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000
Lot 50 Guru Boulevard, Lynbrook	\$*	Or range between	\$400,000	\$440,000

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Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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Indicative selling price

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 14 Guru Boulevard, Lynbrook	\$500,000	Or range between	\$*	&	\$*
Lot 41 Guru Boulevard, Lynbrook	\$475,000	Or range between	\$*	&	\$*
	\$*		\$*	&	\$*
	\$*		\$*	&	\$*
	\$*		\$*	&	\$*
	\$*		\$*	&	\$*

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Unit type or class

E.g. One bedroom units

Address of comparable unit

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Date of sale

	1	\$	
	2	\$	
	3	\$	

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Unit type or class

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Address of comparable unit

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Date of sale

	1	\$	
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