

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**.

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.

Indicative selling price

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

Vacant Land

Single price

LOT 48 REDFIN WAY, TATURA 3616	\$290,000
LOT 50 REDFIN WAY, TATURA 3616	\$295,000
LOT 51 REDFIN WAY, TATURA 3616	\$290,000
LOT 54 MAKO DRIVE, TATURA 3616	\$290,000
LOT 54 MAKO DRIVE, TATURA 3616	\$290,000
LOT 56 MAKO DRIVE, TATURA 3616	\$290,000
LOT 57 MAKO DRIVE, TATURA 3616	\$290,000
LOT 58 BREAM ROAD, TATURA 3616	\$290,000
LOT 59 MAKO DRIVE, TATURA 3616	\$290,000
LOT 60 MAKO DRIVE, TATURA 3616	\$290,000
LOT 61 MAKO DRIVE, TATURA 3616	\$290,000
LOT 63 QUENFISH ROAD, TATURA 3616	\$290,000
LOT 66 QUEENFISH ROAD, TATURA 3616	\$290,000
LOT 67 TREVELLEY WAY, TATURA 3616	\$295,000
LOT 71 TREVELLEY WAY, TATURA 3616	\$295,000

Vacant Land**Single price**

LOT 72 TREVELLEY WAY, TATURA 3616	\$295,000
LOT 73 SNAPPER ROAD, TATURA 3616	\$290,000
LOT 74 SNAPPER ROAD, TATURA 3616	\$290,000
LOT 75 SNAPPER ROAD, TATURA 3616	\$290,000
LOT 77 PERCH STREET, TATURA 3616	\$290,000
LOT 81 PERCH STREET, TATURA 3616	\$290,000
LOT 89 QUEENFISH ROAD, TATURA 3616	\$290,000
LOT 95 MAKO DRIVE, TATURA 3616	\$290,000
LOT 96 MAKO DRIVE, TATURA 3616	\$290,000
LOT 97 MAKO DRIVE, TATURA 3616	\$290,000
LOT 102 MAKO DRIVE, TATURA 3616	\$290,000

Additional entries may be included or attached as required.

Land median sale price

Median price \$250,000

Suburb or locality TATURA 3616

Period - From 01 Aug 22

To 31 Jul 23

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.

Address of comparable unit	Price	Date of sale
12 MAKO DRIVE TATURA VIC 3616	\$298,000	09 June 23
21 TOBY CRESCENT TATURA VIC 3616	\$295,000	31-Mar-23
28 JOHNSTONE ROAD TATURA VIC 3616	\$290,000	22 April 22

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.

This Statement of Information was prepared on: 17/08/23