

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.

Land offered for sale

Address
Including suburb or locality
and postcode

SOUTH DENNINGTON, DENNINGTON VIC 3280

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Lot 6	\$125,000
Lots 22 & Lot 23	\$139,000
Lots 37 & 38	\$144,000
Lot 25	\$149,000
Lots 27 & 34	\$159,000

LAND median sale price

Median price \$130,000

Suburb or locality DENNINGTON

Period - From 01/04/2019

To 01/03/2020

Source PRICEFINDER

Comparable property sales

These are the details of the three blocks that the estate agent or agent's representative considers to be most comparable to the blocks for sale. These units must be of the same type or class as the block for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

	Address of comparable LAND	Price	Date of sale
COMPARABLE BLOCKS \$125,000	1 12 GAT SING WAY, DENNINGTON	\$125,000	20/06/2019
	2 9 GAT SING WAY, DENNINGTON	\$127,000	06/03/2019
	3 7 OMALLEY DRIVE, DENNINGTON	\$122,000	14/08/2019

	Address of comparable LAND	Price	Date of sale
COMPARABLE BLOCKS \$139,000 - \$150,000	1 52 BAYNES STREET WARRNAMBOOL	\$154,000	20/06/2019
	2 165 RUSSELL STREET, WARRNAMBOOL	\$140,000	24/01/2020
	3 93 HARRINGTON ROAD, DENNINGTON	\$137,000	08/05/2019

COMPARABLE BLOCKS \$159,000	1 3 DEVERELL WAY, WARRNAMBOOL	\$157,000	28/02/2020
	2 76 GOODALL STREET, WARRNAMBOOL	\$160,000	28/03/2019
	3 74 GOODALL STREET, WARRNAMBOOL	\$160,000	24/01/2019

This Statement of Information was prepared on: 19/06/2020