

# 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](http://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

Wollaston Way, Warrnambool Vic 3280

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

#### Single price

LOTS 9 & 11	\$125,000
LOTS 20 & 21	\$135,000
LOTS 7 & 8	\$140,000
LOT 2	\$150,000
LOT 12	\$155,000
MULTIPLE BLOCKS	\$170,000
MULTIPLE BLOCKS	\$175,000

### LAND median sale price

Median price

\$149,000

Suburb or locality

WARRNAMBOOL

Period - From

01/07/2018

To

30/06/2019

Source

PRICEFINDER

## Comparable property sales

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 LAND	Price	Date of sale
COMPARABLE BLOCKS \$125,000 - \$135,000	1 16 SHAW STREET, WARRNAMBOOL	\$125,000	01/10//2018
	2 7 WILTSHIRE STREET, WARRNAMBOOL	\$130,000	26/07/2018
	3 10 HOLBROOK STREET, WARRNAMBOOL	\$135,000	07/09/2018

	Address of comparable LAND	Price	Date of sale
COMPARABLE BLOCKS \$140,000 - \$150,000	1 21 ROYAL COURT, WARRNAMBOOL	\$140,000	27/04/2018
	2 13 MORETON STREET, WARRNAMBOOL	\$150,000	27/03/2018
	3 10 GOODWIN AVE, WARRNAMBOOL	\$150,000	06/04/2018

	Address of comparable LAND	Price	Date of sale
COMPARABLE BLOCKS \$155,000	1 14 JORDAN PLACE, WARRNAMBOOL	\$155,000	13/09/2018
	2 10 JORDAN PLACE, WARRNAMBOOL	\$155,000	21/02/2019
	3 46 GOODALL STREET, WARRNAMBOOL	\$156,000	02/10/2018

	Address of comparable LAND	Price	Date of sale
COMPARABLE BLOCKS \$170,000 - \$175,000	1 45 SOMMERVILLE BVD, WARRNAMBOOL	\$169,000	09/01/2019
	2 15 GASPAR STREET, WARRNAMBOOL	\$177,000	20/07/2019
	3 4 PERTOBE LANE, WARRNAMBOOL	\$170,000	30/05/2019

This Statement of Information was prepared on: 24/09/2019