

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

OAKWOOD RIVERSIDE ESTATE, WARRNAMBOOL VIC 3280

Indicative selling price

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

MULTIPLE BLOCKS	\$125,000
MULTIPLE BLOCKS	\$129,500
LOT 52	\$135,000
LOT 48 & LOT 86	\$140,000
LOT 83	\$142,500
MULTIPLE BLOCKS	\$145,000
LOT 88	\$150,000
MULTIPLE BLOCKS	\$159,900
MULTIPLE BLOCKS	\$199,900

Land median sale price

Median price

\$149,000

Suburb or locality

WARRNAMBOOL

Period - From 01/10/2018

To 30/09/2019

Source PRICEFINDER

Comparable property sales

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

	Address of comparable LAND	Price	Date of sale
\$125,000 - \$129,000	1 14 SHAW STREET, WARRNAMBOOL	\$125,000	14/11/2018
	2 28 VICKERS DRIVE, WARRNAMBOOL	\$127,000	08/08/2019
	3 7 WILTSHIRE STREET, WARRNAMBOOL	\$130,000	26/07/2018

	Address of comparable LAND	Price	Date of sale
\$145,000 - \$159,000	1 8 RAWLINGS DRIVE, WARRNAMBOOL	\$145,000	25/05/2018
	2 6 HOSE STREET, WARRNAMBOOL	\$150,000	21/12/2018
	3 18 WILTSHIRE STREET, WARRNAMBOOL	\$160,000	18/10/2018

Unit type or class

E.g. One bedroom units

	Address of comparable LAND	Price	Date of sale
\$199,900	1 46 GOODALL STREET, WARRNAMBOOL	\$190,000	07/02/2019
	2 5 LANDMANN STREET, WARRNAMBOOL	\$200,000	30/01/2019
	3 40 OBRIEN STREET, WARRNAMBOOL	\$210,000	15/11/2018

This Statement of Information was prepared on:

25/10/2019