




Meadow Wood

**LAND OWNERS
INFORMATION PACK**

NOVEMBER 2018 | STAGE 1

A photograph of a forest scene. In the foreground, a large, weathered, and bleached tree trunk lies on the ground, its bark peeling and its structure exposed. The trunk is light grey and white, contrasting with the darker trees in the background. The ground is covered with dry grass and some green patches. In the background, a dense forest of thin, vertical trees with grey bark and dark foliage stretches into the distance. The lighting is natural, suggesting an overcast day.

This report has been prepared by the office of Spiire on behalf of Gagliardi Scott Real Estate agents.

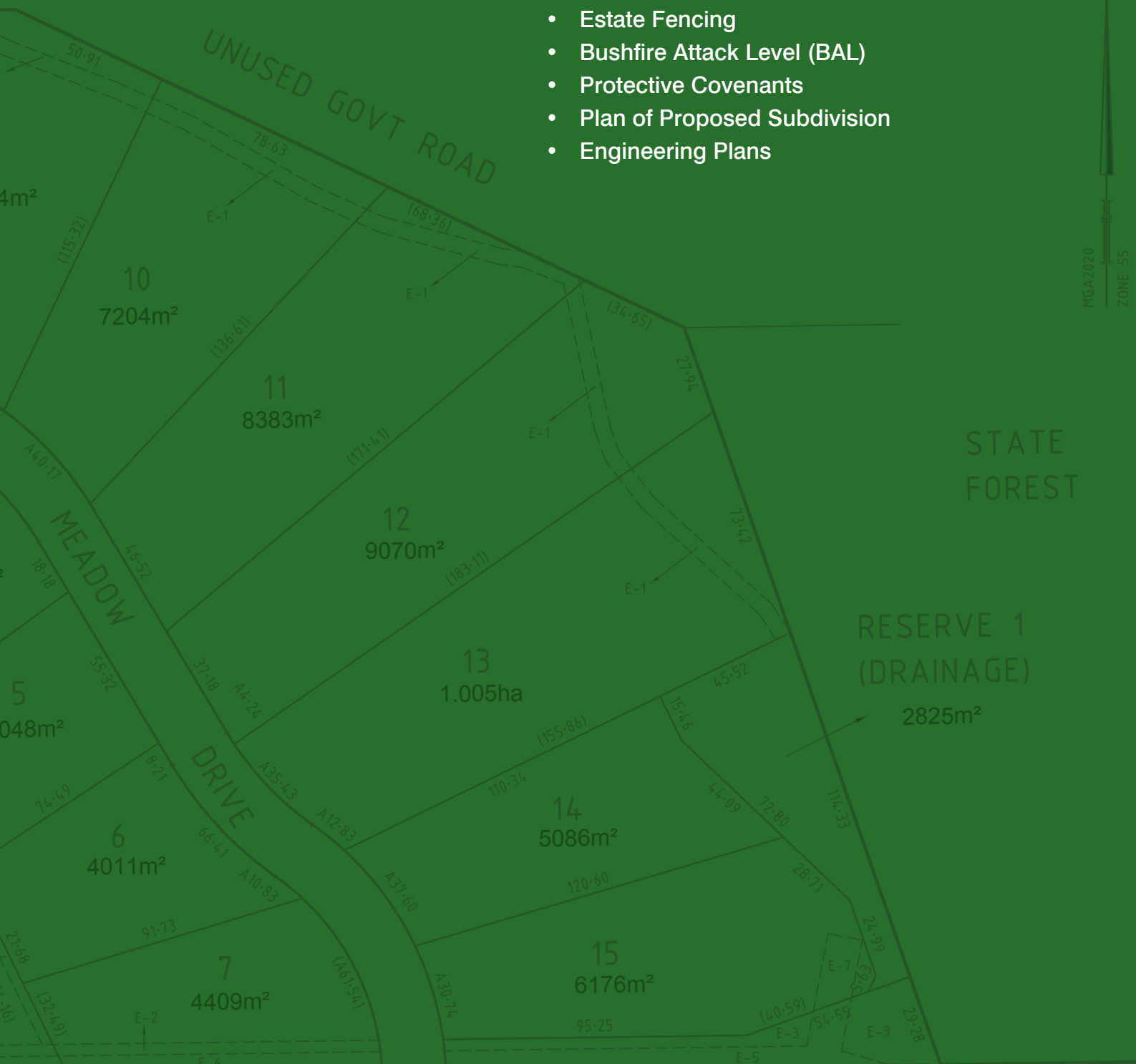
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THE PURPOSE OF THIS INFORMATION?

THIS INFORMATION HAS BEEN PROVIDED ON BEHALF OF THE DEVELOPER AS A SUMMARY OF THE KEY FEATURES AND REQUIREMENTS AT MEADOW WOODS ESTATE, SHEPPARTON. THE FOLLOWING INFORMATION IS INCLUDED IN THIS REPORT:

- Easements
- Water Property Connections
- Underground Electrical
- Septic Requirements
- Estate Fencing
- Bushfire Attack Level (BAL)
- Protective Covenants
- Plan of Proposed Subdivision
- Engineering Plans





EASEMENTS

An easement is a section of land registered on your title which gives someone the right to use the land for a specific purpose even though they are not the land owner. A common example of this is a sewer easement.

If you wish to build over an easement, you will need to get consent from whoever the easement is vested in e.g. Goulburn Valley Water. For information on easement locations please refer to your property title.

UNDERGROUND ELECTRICAL

Meadow Wood Estate is serviced by underground electricity, each property has been supplied with an electrical pit at its boundary where connection is to be taken from. For any issues during connection please contact Powercor Australia.

SEPTIC REQUIREMENTS

Each property within Meadow Wood Estate requires a private septic system to be installed as part of the land owners building works. For information on the requirements for septic systems please visit Greater Shepparton City Council Website for details.

<http://www.greatershepparton.com.au/community/safety-and-wellbeing/septic-tanks>

Further information on positioning of septic systems and offset requirements can be found on EPA website.

<http://www.epa.vic.gov.au/your-environment/water/onsite-wastewater>

BUILDING ENVELOPES

Refer to Appendix C of this report for Building Envelope Areas.

BUSHFIRE ATTACK LEVEL (BAL)

Meadow Wood Estate is within a bushfire attack prone area. For further information on this please refer the Appendix A of this report.

WATER PROPERTY CONNECTIONS

Meadow Wood Estate is serviced by town water. Each property has a pre tapped water connection. These connections have been brought within the boundary of each property. Information of the location and depth of the property connection can be found at Goulburn Valley Water.

PROTECTIVE COVENANTS

For information of the protective covenants at Meadow Wood Estate please refer to Appendix B of this report.

ESTATE FENCING

Each property within Meadow Woods Estate will be provided with post and wire fencing.

APPENDIX A

BUSHFIRE ATTACK LEVEL REPORT

Department of
Environment, Land,
Water and Planning

Designated Bushfire Prone Areas

from www.planning.vic.gov.au on 01 October 2018 03:47 PM

Address: 2 BRIDGE ROAD TOOLAMBA 3614

Lot and Plan Number: Lot 1 TP742467

Local Government (Council): GREATER SHEPPARTON **Council Property Number:** 173478

Directory Reference: VicRoads 32 G9

This property has 2 parcels.

For full parcel details get the free Basic Property report at [Property Reports](#)

**This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.**

See next page for planning information

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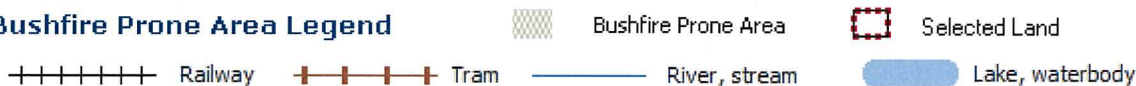
Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(2)(dc) of the Sale of Land 1962 (Vic).

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 29 August 2015, 21 April 2016, 18 October 2016, 2 June 2017, 6 November 2017 and 16 May 2018.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed via the Bushfire Prone Areas Map Service at <http://services.land.vic.gov.au/maps/bushfire.jsp> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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APPENDIX B

PROTECTIVE COVENANTS

Memorandum of Common Provisions Section 91 Transfer of Land Act 1958

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged By:

Name: Camerons Lawyers Pty Ltd
Phone: 58321000
Address: 2-4 Edward Street
Shepparton VIC 3630

Reference:
Customer Code: 583 U

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions

1. AND the Transferee with the intention that the benefit of this Covenant shall be attached to and run at law and in equity with every Lot on Plan of Subdivision No. (the Plan) other than the Lot hereby transferred (burdened land) and that the burden of this Covenant shall be annexed to and run at law and in equity with the burdened land does hereby for himself, his heirs, executors, administrators and transferees, and as separate Covenant covenants with the Transferor and the registered proprietor or proprietors for the time being of every Lot on the Plan and every part or parts thereof other than the burdened land hereby transferred, that the Transferee his heirs, executors, administrators and transferees shall not at any time on the burdened land or any part of parts thereof:
 - (a) Build, construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any building other than one private dwelling house having an area of not less than 180 square metres within the outer walls thereof (such area to be calculated by excluding the area of any carports, workshops, garages, terraces, patios, pergolas or verandahs attached to such house) provided that nothing herein contained shall prohibit the erection on the said land of a garage and/or other normal residential outbuildings where a private dwelling house is or is being erected on the said land.
 - (b) Build, construct or erect or cause or permit to be built constructed or erected on the land hereby transferred any garage or outbuilding having a maximum roof height at the highest point not exceeding 5 metres and a maximum roof height at the lowest point not exceeding 4 metres provided that nothing herein contained shall be construed as limiting the height of any garage which is incorporated as an integral part of the structure of a dwelling house constructed on the said land.
 - (c) Build, construct or erect or cause to be built, constructed or erected on the land hereby transferred any garage or outbuilding which has an aggregate total floor area exceeding 100 square meters provided that in calculating the total floor area of such garage and outbuilding the floor area of any garage which is incorporated as an integral part of the structure of a dwelling house on the land shall be ignored.
 - (d) Build, construct or erect or cause to be built, constructed or erected on the land hereby transferred any buildings which are not constructed entirely from new materials or move onto the said land any building which has previously been wholly or partly completed nor any part thereof.

30800812A

MCP

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

Page 1 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

- (e) Erect any side or rear boundary fence on the land hereby transferred of a type other than "farm type" steel/concrete post and wire or steel/concrete post and wire mesh fence.
 - (f) Subdivide the land hereby transferred.
 - (g) Use or permit to be used any garage shed or other outbuilding or motor trailer caravan or other moveable accommodation on the land hereby transferred for living or residential accommodation.
 - (h) Use or permit to be used the land hereby transferred or any part thereof:
 - i. For the carrying on of any commercial trade or business or the storing or garaging of any plant and materials connected therewith;
 - ii. As a transport depot or bus depot or for any purpose ancillary thereto or for the parking or storing or garaging of any articulated motor vehicle or bus;
 - iii. As a wood yard, boat yard or marine depot;
 - iv. For the keeping of greyhounds for breeding or training purposes or more than 2 dogs of any breed at any time;
 - v. For the storage of hardware and building materials (other than during the erection of a dwelling house, garage or outbuildings on the said land).
 - (i) Permit any car bodies or like waste or refuse to remain on the said land.
2. PROVIDED always that the Transferor reserves the right to release, vary, add to or modify these covenants in relation to other land of the Transferor including other land in the said Plan of Subdivision.
3. AND it is intended that the above Covenant shall appear on the Certificate of Title to issue for the said Lot hereby transferred and run at law and in equity with the said Lot.

30800812A

MCP

- 1. The provisions are to be numbered consecutively from number 1.
- 2. Further pages may be added but each page should be consecutively numbered.
- 3. To be used for the inclusion of provisions in instruments and plans.

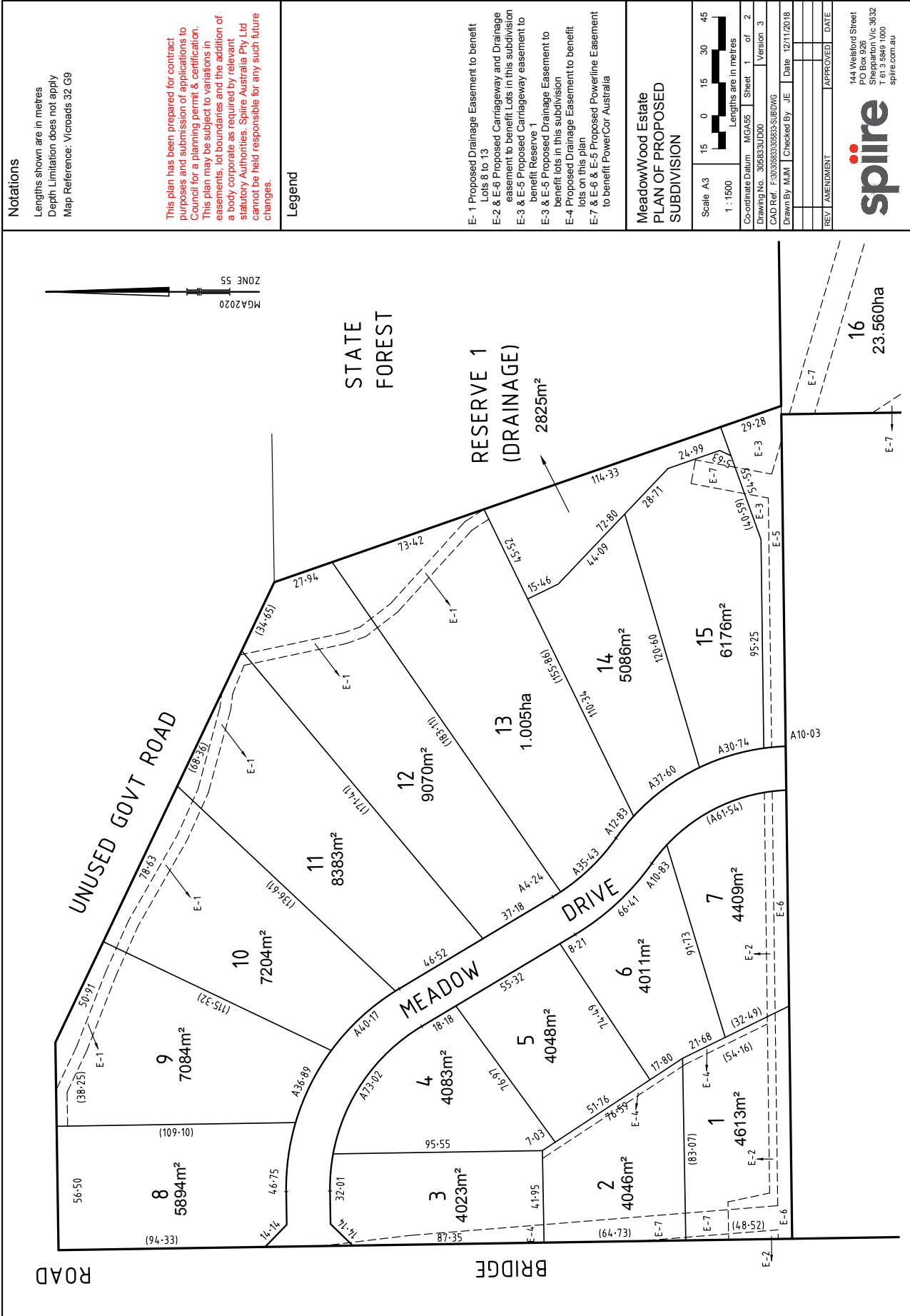
Page 2 of 2

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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

APPENDIX C

PLAN OF PROPOSED SUBDIVISION



Notations

Lengths shown are in metres
 Depth Limitation does not apply
 Map Reference: Vicroads 32 G9

This plan has been prepared for contract purposes and submission of applications to Council for a planning permit & certification. This plan may be subject to variations in easements, lot boundaries and the addition of a body corporate as required by relevant statutory Authorities. Spire Australia Pty Ltd cannot be held responsible for any such future changes.

Legend

- E-1 Proposed Drainage Easement to benefit Lots 8 to 13
- E-2 & E-6 Proposed Carriageway and Drainage easement to benefit Lots in this subdivision
- E-3 & E-5 Proposed Carriageway easement to benefit Reserve 1
- E-3 & E-5 Proposed Drainage Easement to benefit lots in this subdivision
- E-4 Proposed Drainage Easement to benefit lots on this plan
- E-7 & E-6 & E-5 Proposed Powerline Easement to benefit PowerCor Australia

MeadowWood Estate PLAN OF PROPOSED SUBDIVISION

Scale A3	15	0	15	30	45
1 : 1500	Lengths are in metres				
Co-ordinate Datum	MGA85	Sheet	1	of	2
Drawing No.	305833UD00	Version	3		
CAD Ref.	F:\305833\305833SUBDWG				
Drawn By	MJM	Checked By	JE	Date	12/11/2018

REV	AMENDMENT	APPROVED	DATE



144 Welford Street
 PO Box 928
 Shepparton Vic 3632
 T el 3 5849 1000
 spire.com.au

16
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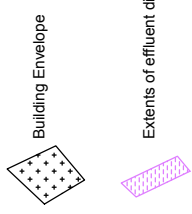


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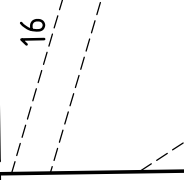
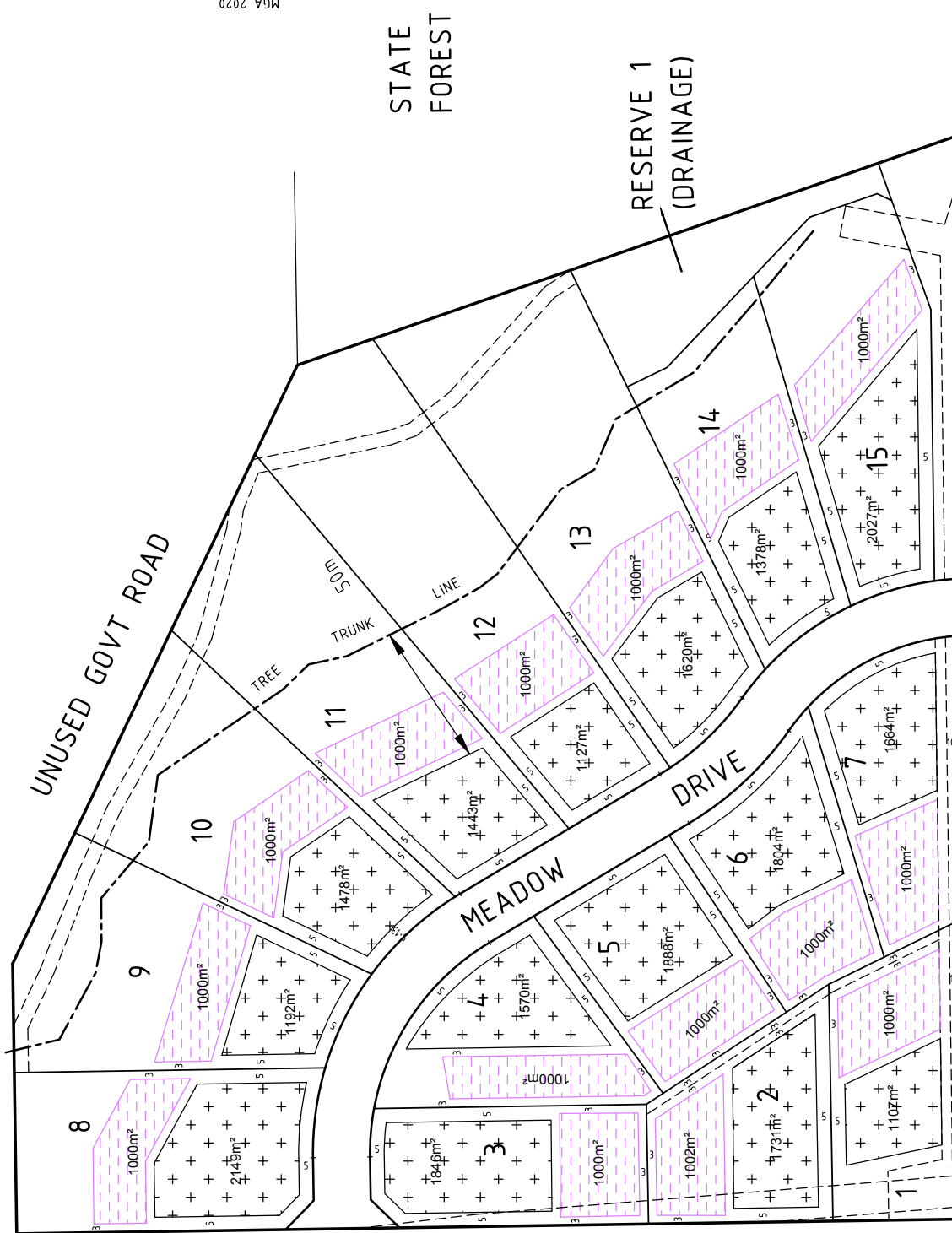


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**MeadowWood Estate
 PLAN OF PROPOSED
 SUBDIVISION**

Scale A3	15	0	15	30	45
Lengths are in metres					
Co-ordinate Datum	MGAS55	Sheet	2	of	2
Drawing No.	3056833UD00	Version	3		
CAD Ref.	F:\30\3056833\3056833-SubDVC				
Drawn By	MJM	Checked By	JJE	Date	05/10/2018
REV	AMENDMENT	APPROVED	DATE		

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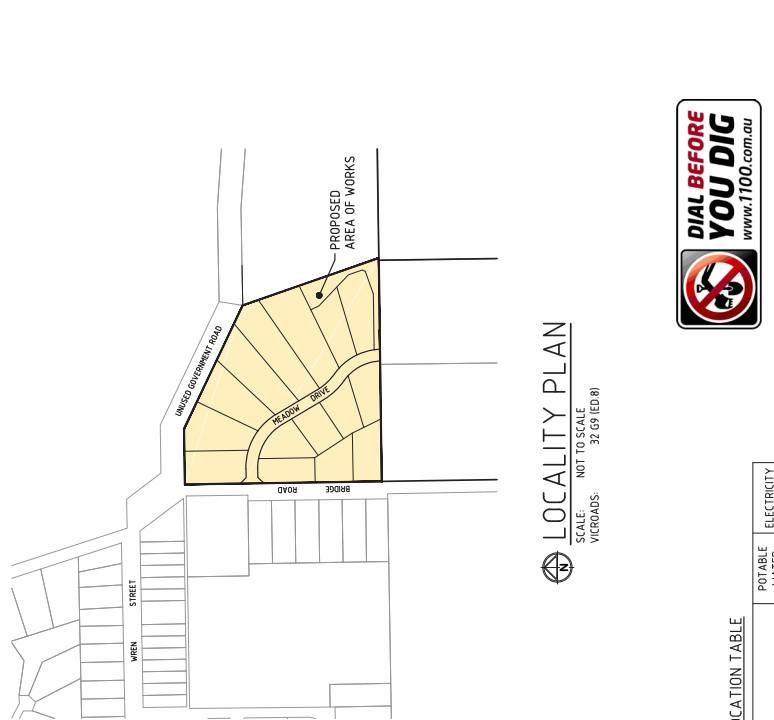
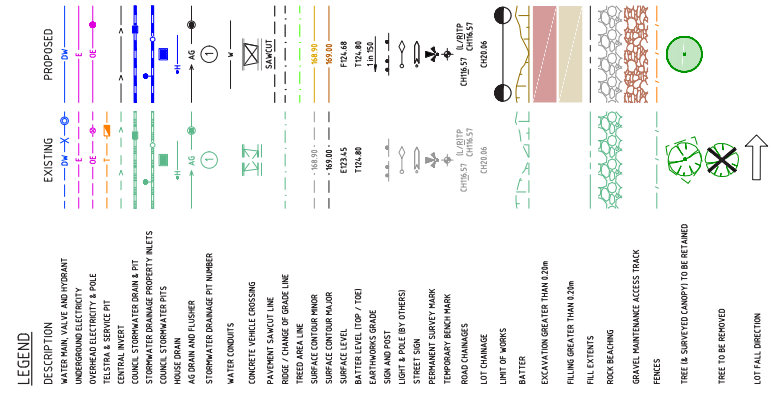
APPENDIX D

ENGINEERING DETAIL PLANS

MEADOW WOOD ESTATE 15 LOT RESIDENTIAL SUBDIVISION W.L. SAUNDERS & J.A. MCHUGH

GENERAL NOTES:

1. ALL LEVELS ARE TO MEAN SEA LEVEL UNLESS OTHERWISE STATED AND ALL COORDINATES ARE TO MAP GRID OF AUSTRALIAN MAGNETIC ZONE 55.
2. ALL EXISTING SURFACE LEVELS SHOWN ON THE ENGINEERING DRAWINGS HAVE BEEN INTERPOLATED FROM A DIGITAL TERRAIN MODEL. THESE LEVELS HAVE BEEN USED AS ACCURATE TO WITHIN 40MM.
3. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH LEGAL, TOP GENERAL CONDITIONS OF CONTRACT, THE ROAD & DRAINAGE SPECIFICATION, APPROVED DRAINAGE SUBMITTALS AND ALL STANDARD DRAINAGE AND ROAD SPECIFICATIONS.
4. ROAD CHANGES REFER TO ROAD CROSSING, CHANGES FOR INTERSECTIONS AND LOCATIONS REFER TO THE TOP OF ROAD.
5. THE LOCATION OF EXISTING SERVICES SHOULD BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCING ANY EXCAVATION BY CONTACTING ALL LOCAL SERVICE PROVIDERS AND ANY UNLOCATED SERVICES SHOULD BE IDENTIFIED BY THE CONTRACTOR. UNLESS NOTED OTHERWISE.
6. WHERE REQUIRED ANY DUNES, TROUSERS, GRACES AND OTHER STRUCTURES ON SITE ARE TO BE REMOVED AS DIRECTED BY THE ENGINEER. THE COST OF REMOVAL IS TO BE INCLUDED IN THE OVERALL EARTHWORKS FIGURE UNLESS A SPECIFIC ITEM FOR REMOVAL IS NOTED ON THE GENERAL CONDITIONS OF CONTRACT.
7. ALL EXCAVATIONS ARE TO BE TO BE REMOVED AND DISPOSED OFF SITE TO BE SUITABLE FOR REUSE.
8. ALL FILLING SHALL BE TO A LEVEL 50MM BELOW THE FINISHED SURFACE LEVEL SHOWN AND COMPACTED AS PER AS-3788-2007 FILLING MATERIAL IS TO BE IN ACCORDANCE WITH THE SPECIFICATION & TO THE SATISFACTION OF COUNCIL AND THE ENGINEER.
9. ALL DATUMS SHALL BE 1% UNLESS OTHERWISE SHOWN.
10. NO FILL OR STORING OF MATERIALS IS TO BE PLACED ON ANY RESERVE FOR PUBLIC OPEN SPACE UNLESS OTHERWISE DIRECTED OR APPROVED BY THE SUPERINTENDENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL SERVICES AND UTILITIES AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF T.B.M.'S THEREAFTER.
12. AT LEAST 3 DAYS PRIOR TO COMMENCING WORK ON EXCAVATIONS IN EXCESS OF 1.5m DEEP, A NOTIFICATION FORM MUST BE SENT TO WORKSAFE. THE CONTRACTOR IS TO OBTAIN A PERMIT TO EXCAVATE FROM THE LOCAL COUNCIL. THE WRECK ACT 1958 AND OCCUPATIONAL HEALTH AND SAFETY ACT 1986, 2004.
13. ALL SERVICE TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BACKFILLED WITH CLASS 2 FROTHED ROCK. SERVICE TRENCHES LESS THAN 750mm DEEP SHALL BE BACKFILLED WITH CLASS 2 FROTHED ROCK. ALL AREAS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 2 FROTHED ROCK.
14. WHERE REQUIRED, ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE REGRADED, DRAINED, DESLUDGED AND SHALL BE EXCAVATED TO A CLEAN FIRM BASE. ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE. ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE. ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE. ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE. ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE.
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16. WATER CONDUITS ARE TO BE 400mm CLASS 2 P.V.C. SINGLE SERVICE WITH THE FOLLOWING MINIMUM COVER TO FINISHED SURFACE LEVELS:
ROAD PAVEMENT - 800mm
VERGE, FOOTPATHS - 450mm
17. ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION.
18. ALL SERVICE CONDUIT TRENCHES UNDER DRIVEWAYS, FOOTPATHS AND PARKING BAYS TO BE BACKFILLED WITH CLASS 2 FROTHED ROCK. ALL AREAS ARE ALSO TO BE BACKFILLED WITH COMPACTED CLASS 2 FROTHED ROCK.
19. REFER TO WATER PLAN 305833C/F09 FOR WATER TAPPING LOCATIONS.
20. PAYMENT DEPTHS MAY BE MODIFIED AS DIRECTED BY THE SUPERINTENDENT. ALL SERVICE CONDUIT TRENCHES UNDER ROAD PAVEMENTS TO BE BACKFILLED IN ACCORDANCE WITH RELEVANT MUNICIPALITY OR ROAD AUTHORITY SPECIFICATION.
21. WHERE PAVEMENT IS CONSTRUCTED ON FILLING, FILL MATERIAL IS TO BE APPROVED BY THE SUPERINTENDENT AND COUNCIL. FILLING IS TO BE CONSTRUCTED IN LAYERS 150mm THICK. ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE. ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE. ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE. ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE.
22. UNLESS OTHERWISE NOTED, ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE. ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE. ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE. ALL EXISTING DAMS, DEPRESSIONS AND DRAINS ARE TO BE EXCAVATED TO A CLEAN FIRM BASE.
23. UNLOADING AND STORAGE TO BE INSTALLED IN ACCORDANCE WITH AS 1142 SERIES UNLESS NOTED OTHERWISE. STREET SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH COUNCIL SPECIFICATIONS.



LOCALITY PLAN
SCALE: NOT TO SCALE
VICROADS: 32 G9 (ED 8)



WARNING
BEWARE OF UNDERGROUND/OVERHEAD SERVICES AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE PRIOR TO COMMENCING ANY EXCAVATION WORKS. SERVICES ARE SHOWN AS APPROXIMATE POSITIONS. SERVICES ARE SHOWN AS APPROXIMATE POSITIONS. SERVICES ARE SHOWN AS APPROXIMATE POSITIONS. SERVICES ARE SHOWN AS APPROXIMATE POSITIONS.

SERVICE LOCATION TABLE

ROAD NAME	POTABLE WATER		ELECTRICITY	
	SIZE	DEPTH	SIZE	DEPTH
MEADOW DRIVE	150mm	1.20m	150mm	1.20m

MEADOW WOOD ESTATE
15 LOT RESIDENTIAL SUBDIVISION
FUNCTIONAL LAYOUT GENERAL NOTES
W.L. SAUNDERS & J.A. MCHUGH

Checked: **A. SCOTT**
Date: 28/11/2018

Designed: **A. RANDO**
Date: 28/11/2018

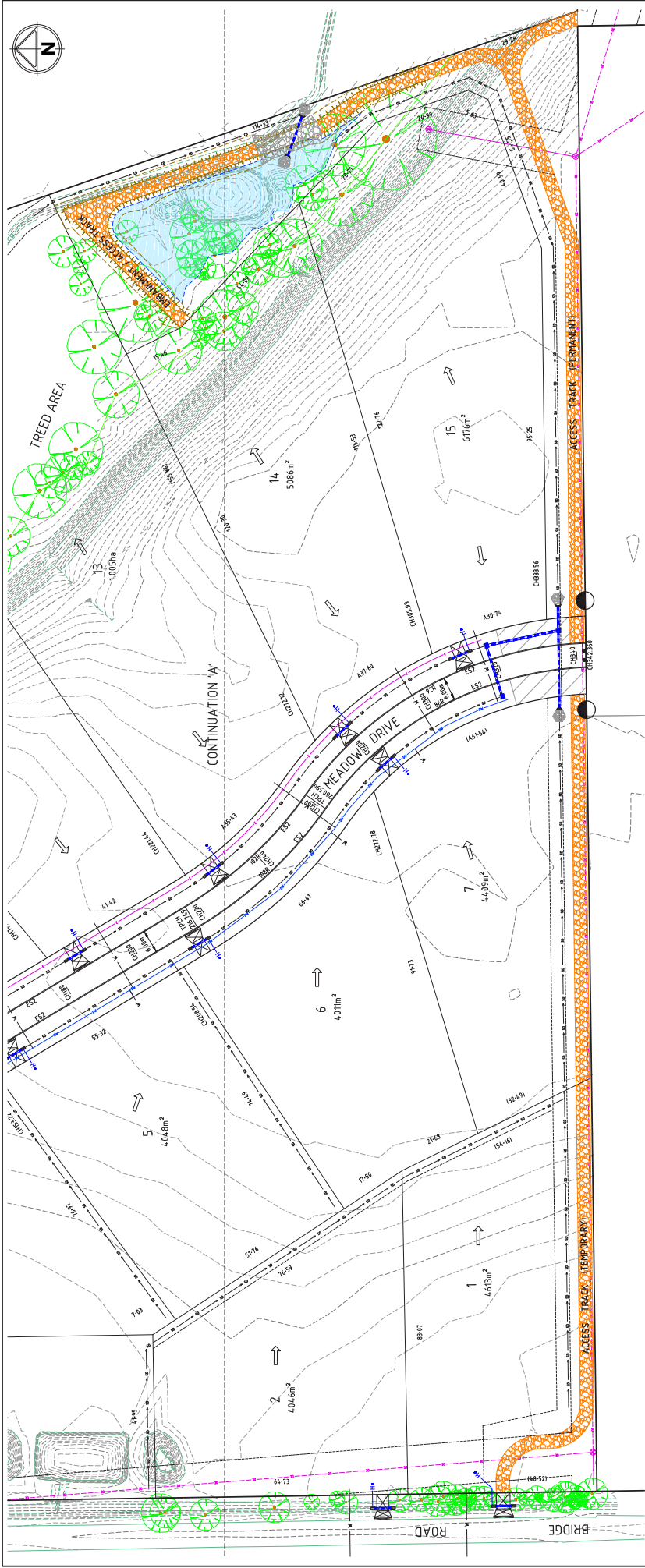
Approved: **J. ESPAGNE**

PRELIMINARY 305833C/F100

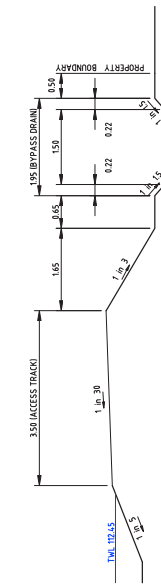
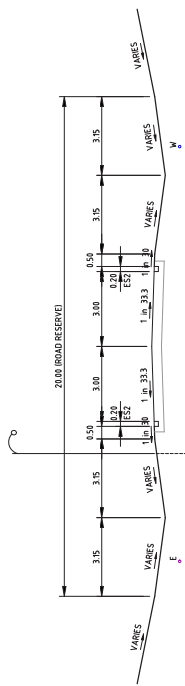
Rev: **A**

144 Wilsford Street Shepparton
VIC 3622 Australia T 61 3 5649 1000
spire.com.au

Rev	Amendments	Approval	Date
A	ISSUED FOR APPROVAL	J.E	28/11/18



NOTE:
 1. LOT GRADING ON WHOLE OF SITE NOT TO BE CONSIDERED. PROPOSED LOTS AND THE EXISTING PROPOSED LOTS ARE TO BE ADJUSTED TO BE UNDER 15% IN SLOPE AND TO BE UNDER 15% IN SLOPE.
 2. NO NEW PIT AND PIPE REQUIRED. EXISTING PITS AND PIPES TO BE SERVICED BY FIXED WIRELESS MAIN.



TYPICAL CROSS SECTION
 BASIN EMBANKMENT AND BYPASS DRAIN
 NOT TO SCALE

TYPICAL CROSS SECTION
 MEADOW DRIVE (CH0.00 - CH342.360)
 NOT TO SCALE



Rev	Issued for Approval	Approved	Date
A	ISSUED FOR APPROVAL	J.E.	26/11/18

144 Welwood Street (Shepparton) VIC 3630
 08 5392 3800
 08 5392 3800
 08 5392 3800

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MEADOW WOOD ESTATE
 15 LOT RESIDENTIAL SUBDIVISION
 FUNCTIONAL LAYOUT DESIGN PLAN
 FACE PLAN (2 OF 2)
 GREATER SHEPPARTON CITY COUNCIL
 W.L. SAUNDERS & J.A. MCHUGH

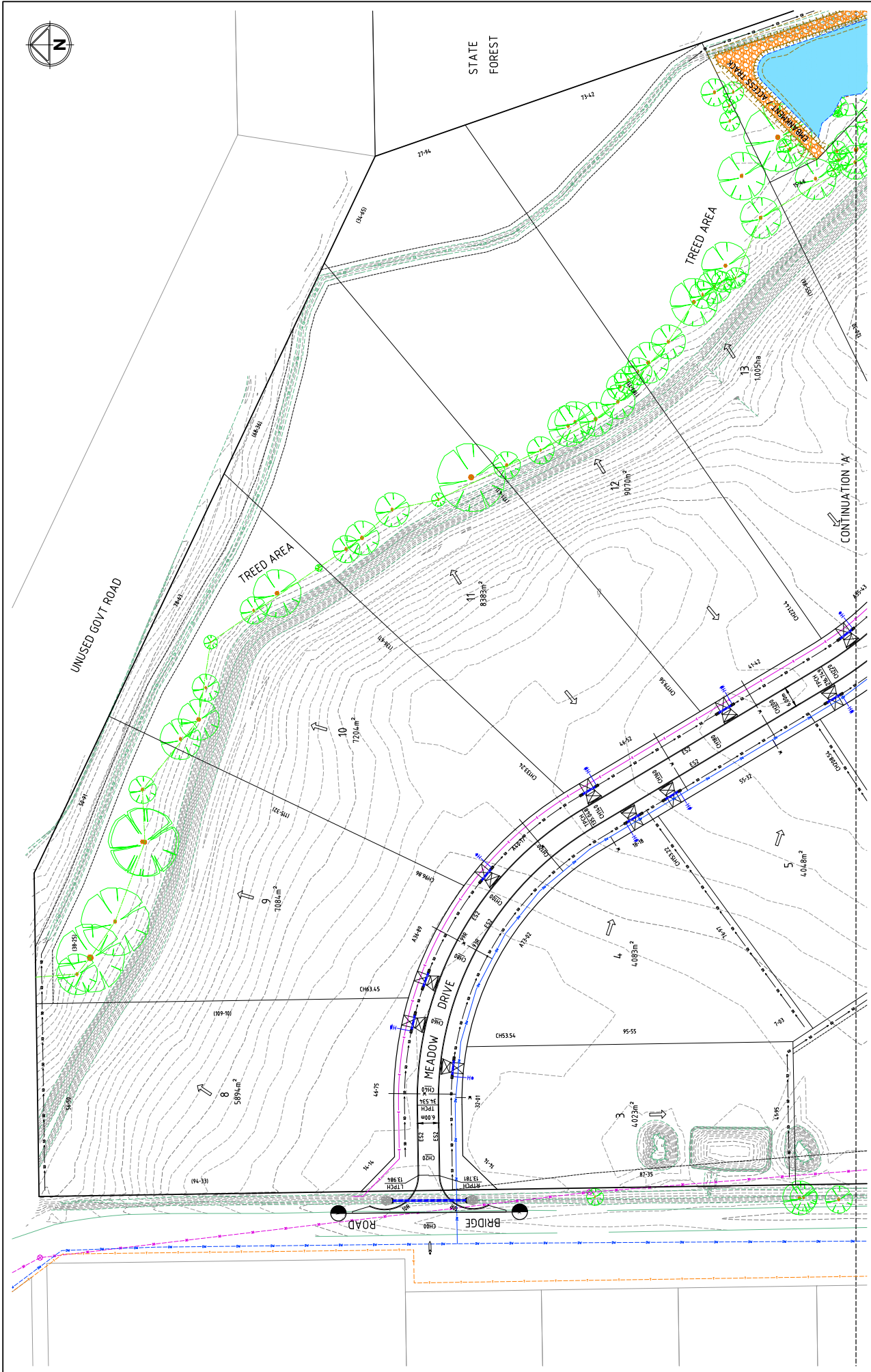
Designed
 A. RANDO
 Authorized

Checked
 A. SCOTT
 Date
 26/11/2018

Drawn
 J. ESPAGNE

Dwg No
 305833CF201
 Rev
 A

PRELIMINARY

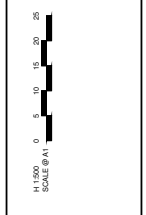


MEADOW WOOD ESTATE
15 LOT RESIDENTIAL SUBDIVISION
 FUNCTIONAL LAYOUT DESIGN PLAN
 FACE PLAN (1 OF 2)
 GREATER SHEPPARTON CITY COUNCIL
 W.L. SAUNDERS & J.A. MCHUGH

Designed
 A. RANDO
 Checked
 A. SCOTT
 Date
 26/11/2018
 Authorised
 J. ESPAGNE

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Flow	Amendments	Approved	Date
A.	ISSUED FOR APPROVAL	J.E.	26-11-18

Doc No
PRELIMINARY 306633CF200
 Rev
A

File Name: 306633CF200.dwg Plot Size: 2100 x 2970 Plot Date: 28/11/2018 2:01 PM Sheet: 05 of 25



Meadow Wood

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.

Indicative selling price

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

Lot No.	Address	Town	Single Price
1	Bridge Road	Toolamba	\$158,000
2	Bridge Road	Toolamba	\$161,000
3	Meadow Drive	Toolamba	\$161,000
4	Meadow Drive	Toolamba	\$163,000
5	Meadow Drive	Toolamba	\$163,000
6	Meadow Drive	Toolamba	\$163,000
7	Meadow Drive	Toolamba	\$161,000
8	Meadow Drive	Toolamba	\$169,000
9	Meadow Drive	Toolamba	\$173,000
10	Meadow Drive	Toolamba	\$173,000
11	Meadow Drive	Toolamba	\$173,000
12	Meadow Drive	Toolamba	\$173,000
13	Meadow Drive	Toolamba	\$178,000
14	Meadow Drive	Toolamba	\$170,000
15	Meadow Drive	Toolamba	\$173,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$115,000	Suburb	Tatura (nearest suburb to Toolamba with data available)
Period - From	30/11/18	To	04/12/18
Source	www.propertyandlandtitles.voc.gov.au		

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.

Address of comparable land	Price	Date of sale
1 32 Mootwingee Crescent, Shepparton	\$ 111,000	Sep 2018
2 41 Mootwingee Crescent, Shepparton	\$ 111,000	June 2017
3 37 Mootwingee Crescent, Shepparton	\$112,000	June 2017