

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	Verney Rd	Shepparton	
2	Verney Rd	Shepparton	
3	Verney Rd	Shepparton	
4	Verney Rd	Shepparton	
5	Verney Rd	Shepparton	
6	Verney Rd	Shepparton	
7	Verney Rd	Shepparton	
8	Verney Rd	Shepparton	
9	Verney Rd	Shepparton	
10	Verney Rd	Shepparton	
12	Verney Rd	Shepparton	
13	Verney Rd	Shepparton	
14	Verney Rd	Shepparton	
15	Verney Rd	Shepparton	
16	Verney Rd	Shepparton	

17	Verney Rd	Shepparton	
18	Verney Rd	Shepparton	
19	Verney Rd	Shepparton	
20	Verney Rd	Shepparton	
21	Verney Rd	Shepparton	
22	Verney Rd	Shepparton	
23	Verney Rd	Shepparton	
24	Verney Rd	Shepparton	
25	Verney Rd	Shepparton	
26	Verney Rd	Shepparton	
27	Verney Rd	Shepparton	
28	Verney Rd	Shepparton	
56	Verney Rd	Shepparton	
57	Verney Rd	Shepparton	
58	Verney Rd	Shepparton	
59	Verney Rd	Shepparton	
60	Verney Rd	Shepparton	
61	Verney Rd	Shepparton	
62	Verney Rd	Shepparton	
63	Verney Rd	Shepparton	
64	Verney Rd	Shepparton	
65	Verney Rd	Shepparton	
66	Verney Rd	Shepparton	
67	Verney Rd	Shepparton	
68	Verney Rd	Shepparton	
69	Verney Rd	Shepparton	
70	Verney Rd	Shepparton	
71	Verney Rd	Shepparton	
72	Verney Rd	Shepparton	
73	Verney Rd	Shepparton	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$368,000	Suburb	Shepparton		
Period - From	March 2021	To	Feb 2022	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

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.