

# 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](http://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](http://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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Lot No.	Address	Town	Single Price
1	Channel Road	Shepparton	
2	Channel Road	Shepparton	
3	Channel Road	Shepparton	
4	Channel Road	Shepparton	
5	Channel Road	Shepparton	
6	Channel Road	Shepparton	
7	Channel Road	Shepparton	
8	Channel Road	Shepparton	
9	Channel Road	Shepparton	
10	Channel Road	Shepparton	
11	Channel Road	Shepparton	
12	Channel Road	Shepparton	
13	Channel Road	Shepparton	
14	Channel Road	Shepparton	
15	Channel Road	Shepparton	

16	Channel Road	Shepparton	
17	Channel Road	Shepparton	
18	Channel Road	Shepparton	
19	Channel Road	Shepparton	
20	Channel Road	Shepparton	
21	Channel Road	Shepparton	
22	Channel Road	Shepparton	
23	Channel Road	Shepparton	
24	Channel Road	Shepparton	
25	Channel Road	Shepparton	
26	Channel Road	Shepparton	
27	Channel Road	Shepparton	
28	Channel Road	Shepparton	

Additional entries may be included or attached as required.

**Suburb unit median sale price**

Median price  Suburb

Period - From  To  Source

**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.