

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.

Unit offered for sale

Address
Including suburb or locality
and postcode

Lot 129 – Lot 177 THE NORTH QUARTER ESTATE, SHEPPARTON, VIC, 3630

Indicative selling price

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

it type or class
e.g. One bedroom units

Single price

Lot 129 MAYNARD STREET, SHEPPARTON 3630	\$275,000
Lot 130 MAYNARD STREET, SHEPPARTON 3630	\$275,000
Lot 131 MAYNARD STREET, SHEPPARTON 3630	\$275,000
Lot 132 MAYNARD STREET, SHEPPARTON 3630	\$275,000
Lot 133 MAYNARD STREET, SHEPPARTON 3630	\$275,000
Lot 134 MAYNARD STREET, SHEPPARTON 3630	\$275,000
Lot 135 MAYNARD STREET, SHEPPARTON 3630	\$275,000
Lot 136 MAYNARD STREET, SHEPPARTON 3630	\$275,000
Lot 137 HALFORD WAY, SHEPPARTON 3630	\$265,000
Lot 138 HALFORD WAY, SHEPPARTON 3630	\$259,950
Lot 139 HALFORD WAY, SHEPPARTON 3630	\$259,950
Lot 140 HALFORD WAY, SHEPPARTON 3630	\$255,000

it type or class
e.g. One bedroom units

Single price

Lot 141 HALFORD WAY, SHEPPARTON 3630	\$269,950
Lot 142 HALFORD WAY, SHEPPARTON 3630	\$275,000
Lot 143 HALFORD WAY, SHEPPARTON 3630	\$265,000
Lot 144 HALFORD WAY, SHEPPARTON 3630	\$279,950
Lot 145 AMBROSIA DRIVE, SHEPPARTON 3630	\$275,000
Lot 146 AMBROSIA DRIVE, SHEPPARTON 3630	\$275,000
Lot 147 AMBROSIA DRIVE, SHEPPARTON 3630	\$269,950
Lot 148 AMBROSIA DRIVE, SHEPPARTON 3630	\$267,500
Lot 149 AMBROSIA DRIVE, SHEPPARTON 3630	\$255,000
Lot 150 AMBROSIA DRIVE, SHEPPARTON 3630	\$245,000
Lot 151 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$275,000
Lot 152 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$259,950
Lot 153 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$263,500
Lot 154 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$267,500
Lot 155 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$265,000
Lot 156 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$259,950
Lot 157 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$272,500
Lot 158 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$279,950
Lot 159 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$267,500
Lot 160 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$275,000
Lot 161 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$277,500
Lot 162 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$267,500
Lot 163 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$272,500
Lot 164 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$267,500
Lot 165 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$275,000
Lot 166 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$279,950
Lot 167 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$272,500
Lot 168 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$272,500
Lot 169 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$272,500
Lot 170 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$272,500

it type or class
e.g. One bedroom units

Single price

Lot 171 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$272,500
Lot 172 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$269,950
Lot 173 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$269,950
Lot 174 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$269,950
Lot 175 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$269,950
Lot 176 FAIRHAVEN DRIVE, SHEPPARTON 3630	\$272,500
Lot 177 MAYNARD STREET, SHEPPARTON 3630	\$289,950

Additional entries may be included or attached as required.

Unit median sale price

Median price	<input type="text" value="\$267,500"/>	Suburb or locality	<input type="text" value="SHEPPARTON VIC 3630"/>
Period - From	<input type="text" value="31 Oct 2023"/>	To	<input type="text" value="01 Nov 2024"/>
Source	<input type="text" value="CoreLogic"/>		

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 18 months, and located within five kilometres of the unit for sale.

Vacant Land

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1 JEFFERSON WAY SHEPPARTON VIC 3630	\$245,000	14-Feb-24
	27 SANTA ROSA BOULEVARD SHEPPARTON VIC 3630	\$265,000	16-Oct-24
	29 SANTA ROSA BOULEVARD SHEPPARTON VIC 3630	\$270,000	20-Sep-24

OR

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

This Statement of Information was prepared on: