

Statement of Information

Multiple residential properties located in 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 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
401	Verney Rd	Shepparton	\$278,500
402	Verney Rd	Shepparton	\$278,500
403	Verney Rd	Shepparton	Not for sale
404	Verney Rd	Shepparton	Not for sale
405	Verney Rd	Shepparton	Not for sale
406	Verney Rd	Shepparton	Not for sale
407	Verney Rd	Shepparton	Not for sale
408	Verney Rd	Shepparton	Not for sale
409	Verney Rd	Shepparton	Not for sale
410	Verney Rd	Shepparton	Not for sale
411	Verney Rd	Shepparton	Not for sale
412	Verney Rd	Shepparton	Not for sale
413	Verney Rd	Shepparton	Not for sale
414	Verney Rd	Shepparton	Not for sale
415	Verney Rd	Shepparton	Not for sale
416	Verney Rd	Shepparton	Not for sale

417	Verney Rd	Shepparton	\$267,500
418	Verney Rd	Shepparton	\$267,500
419	Verney Rd	Shepparton	\$267,500
420	Verney Rd	Shepparton	\$267,500
421	Verney Rd	Shepparton	\$267,500
422	Verney Rd	Shepparton	\$267,500
423	Verney Rd	Shepparton	\$267,500
424	Verney Rd	Shepparton	\$272,500
425	Verney Rd	Shepparton	\$272,500
426	Verney Rd	Shepparton	\$272,500
427	Verney Rd	Shepparton	\$272,500
428	Verney Rd	Shepparton	\$272,500
429	Verney Rd	Shepparton	\$272,500
430	Verney Rd	Shepparton	\$272,500
431	Verney Rd	Shepparton	\$272,500
432	Verney Rd	Shepparton	\$278,500
433	Verney Rd	Shepparton	\$278,500
434	Verney Rd	Shepparton	\$278,500
435	Verney Rd	Shepparton	\$278,500
436	Verney Rd	Shepparton	\$239,950
437	Verney Rd	Shepparton	\$239,950

Additional entries may be included or attached as required.

Suburb land median sale price

Median price	\$275,000	Suburb	Shepparton
Period - From	01 Oct 2024	To	30 Sep 2025
Source	Cotality		

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
5 DUNDONALD WAY SHEPPARTON VIC 3630	\$285,000	30-Apr-25
10 DUNDONALD WAY SHEPPARTON VIC 3630	\$275,000	12-Jun-25
9 DUNDONALD WAY SHEPPARTON VIC 3630	\$285,000	17-Jun-25

OR

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

This Statement of Information was prepared on: 03 October 2025