## 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.

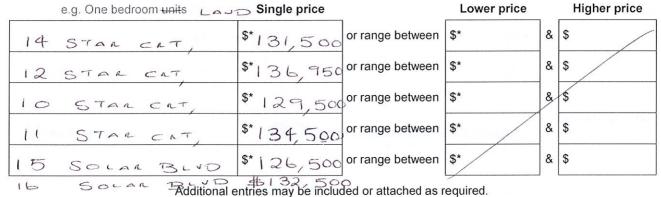
#### Unit offered for sale

LAND	Address 14	12/1	0,11,6	TAR CRT,	KYABLAM	3620 VIC
Including suburb and	postcode (5	,16	SOLOR	BLVD,	KYABRAM	3620 VIC

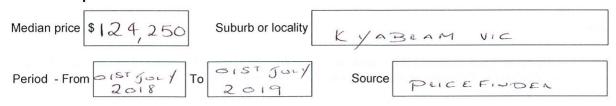
#### Indicative selling price

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

#### Unit type or class



#### Unit median sale price





### Comparable property sales (\*Delete A or B below as applicable)

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.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1 3 STAR COURT, KYABRAM 2 9 STAR COURT, KYABRAM 3 3 SOLAR BUD, KYABRAM	\$124,500	14/12/2
	2 9 STAR COORT, KYABRAM	\$114,000	06/09/
2000 E	3 3 SOLAR BUD, KYABLAM	\$124,500	27/04/
Unit type or class			
E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	egilly) i n - latteres, rha
	2	\$	Commission
	3	\$	
Unit tung or along		English of the	5070-10
<b>Unit type or class</b> E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	or he also in
	2	\$	×,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	3	\$	
Unit type or class		33707 A	(Uso, Sailes)
E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$	
	2	\$	
	3	\$	
Init tuna au -l			
Jnit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	

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: 26-09-2019

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#### Unit offered for sale

Address Including suburb or locality	1,7 SOLAR BLUD, KYABRAM	KYABZAM
and postcode	1,7 SOLAL BLUD, KYABRAM	3620

#### Indicative selling price

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

# Unit type or class e.g. One bedroom units (Laro) Single price 114 Breer are \$\*122,500 or range between \$\* 112 Breer are \$\*121,500 or range between \$\* 8 \$ 112 Breer are \$\*121,500 or range between \$\* 8 \$

104 BREEN AVE	\$* 119,500	or range between	\$*	&	\$
1 SOLAR BLID	\$*119,500	or range between	\$*	&	\$
7 SOLAR BLUD	\$*125,500	or range between	<b>\$</b> *	&	\$

Additional entries may be included or attached as required.

#### Unit median sale price

Median price	\$124,250	Suburb or locality	KYABI	AM	
Period - Fror	m 01-10-4 To	01 500/9	Source	PRICEFINDER	



# 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.

Unit type or class Bc E.g. One bedroom units	Address of comparable unit $(B \subset C \subset S)$	Price	Date of sale
	13 STAL COULT, KYABAA	\$124,500	14/12/2
	2 9 STAL COURT, KYABIAN	\$114,000	06/09/2
788 2 1	13 STAL COURT, KYABRAN 29 STAL COURT, KYABRAN 3 3 SOLAR BUD, KYABRAN	\$124,500	27/04
Init type or class	Address of comparable unit	Price	Date of sale
	1	\$	g that amo
	2	\$	
	3	\$	
<b>nit type or class</b> .g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
1	3	\$	
<b>nit type or class</b> g. One bedroom units	Address of comparable unit	Price	Date of sale
n n=2p, u ==	1	\$	
	2	\$	=
1.50	3	\$	
<b>nit type or class</b> g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

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.

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