

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.

Unit offered for sale

Address
Including suburb and
postcode

Lots 701, 704 & 707, 520 Greenhalghs Road, Winter Valley Vic 3358

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 | Single price | | Lower price | | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| Lot 701 | \$295,000 | Or range between | \$* | & | \$ |
| Lot 704 & 707 | \$340,000 | Or range between | \$* | & | \$ |
| | \$ | Or range between | \$* | & | \$ |
| | \$* | Or range between | \$* | & | \$ |
| | \$* | Or range between | \$* | & | \$ |

Additional entries may be included or attached as required.

Suburb unit median sale price

| | | | |
|---------------|------------|--------|------------|
| Median price | \$350,000 | Suburb | Delacombe |
| Period - From | 12/12/2021 | To | 11/12/2022 |
| | | Source | REIV |

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.

Unit type or class

E.g. One bedroom units

| Address of comparable unit | Price | Date of sale |
|---------------------------------------|-----------|--------------|
| 1. 49 Cormorant Grange, Winter Valley | \$299,000 | 12/10/2022 |
| 2. 3 Wren Way, Winter Valley | \$290,000 | 1/10/2022 |
| 3. 23 Butcherbird Pde, Winter Valley | \$305,000 | 15/09/2022 |

Unit type or class

E.g. One bedroom units

| Address of comparable unit | Price | Date of sale |
|------------------------------------|-----------|--------------|
| 1. 29 Amalfi Street, Winter Valley | \$320,000 | 14/7/2022 |
| 2. 16 Amalfi Street, Winter Valley | \$320,000 | 8/7/2022 |
| 3. 4 Hakuba Way Winter Valley | \$280,000 | 27/9/20122 |

Unit type or class

E.g. One bedroom units

| Address of comparable unit | Price | Date of sale |
|----------------------------|-------|--------------|
| 1 | \$ | |
| 2 | \$ | |
| 3 | \$ | |

Unit type or class

E.g. One bedroom units

| Address of comparable unit | Price | Date of sale |
|----------------------------|-------|--------------|
| 1 | \$ | |
| 2 | \$ | |
| 3 | \$ | |

Unit type or class

E.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 two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

12/12/2023

Statement of Information

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Unit offered for sale

Address
Including suburb and postcode
Lots 801-836, 520 Greenhalghs Road, Winter Valley Vic 3358

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 | Single price | | Lower price | | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| Lots 801, 807, 808, & 809 | \$309,000 | Or range between | \$* | & | \$ |
| Lots 811 & 817 | \$320,000 | Or range between | \$* | & | \$ |
| Lots 802, 803, 805, 806, 821, 822, 823, 824 & 825 | \$325,000 | Or range between | \$* | & | \$ |
| Lots 812, 813, 814, 815, 816, 831, 832, 933, 934, 835, 836 | \$325,000 | Or range between | \$* | & | \$ |
| | \$* | Or range between | \$* | & | \$ |

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$350,000

Suburb Delacombe

Period - From 12/12/2021

To 11/12/2022

Source REIV

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.

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------------------------|-------------------------------------|-----------|--------------|
| Lots 801, 807, 808, & 809 | 1.,23 Butcherbird Pde Winter Valley | \$305,000 | 15/9/2022 |
| | 2. 7 Tahoe Avenue Winter Valley | \$320,000 | 7/9/2022 |
| | 3. 6 Grassy Street Winter Valley | \$308,000 | 12/7/2022 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|----------------|--------------------------------------|-----------|--------------|
| Lots 811 & 817 | 1. 80 Wedge Tail Drive Winter Valley | \$320,000 | 3/7/2022 |
| | 2. 28 Butcherbird Pde Winter Valley | \$305,000 | 21/6/2022 |
| | 3. 25 Butcherbird Pde Winter Valley | \$320,000 | 16/6/2022 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---|---------------------------------------|-----------|--------------|
| Lots 802, 803, 805, 806, 821, 822, 823, 824 & 825 | 1. 87 Presentation Blvd Winter Valley | \$335,000 | 28/7/2022 |
| | 2. 29 Amalfi Street Winter Valley | \$320,000 | 14/7/2022 |
| | 3 | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|--|----------------------------|-------|--------------|
| | 1. | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|--|----------------------------|-------|--------------|
| | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

OR

Lots 812, 813, 814, 815, 816, 831, 832, 933, 934, 835, 836

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 six months.

12/12/2023

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Unit offered for sale

Address
Including suburb and postcode

Lots 908-942, 520 Greenhalghs Road, Winter Valley Vic 3358

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 | Single price | | Lower price | | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| Lot 915 | \$240,000 | Or range between | \$* | & | \$ |
| Lot 917 | \$255,000 | Or range between | \$* | & | \$ |
| Lot 911 | \$295,000 | Or range between | \$* | & | \$ |
| Lot 918 | \$275,000 | Or range between | \$* | & | \$ |
| Lot 920 | \$285,000 | Or range between | \$* | & | \$ |
| Lot 940 | \$305,000 | Or range between | \$* | | |
| Lots 939, 941 & 942 | \$309,000 | Or range between | \$* | | |
| Lots 921, 922, 924 & 937 | \$320,000 | Or range between | \$* | | |

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$350,000

Suburb

Delacombe

Period - From To Source

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

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Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------|--------------------------------------|-----------|--------------|
| Lot 918 | 1. 16 Cormorant Grange Winter Valley | \$260,000 | 1/9/2022 |
| | 2. 12 Cormorant Grange Winter Valley | \$260,000 | 1/11/2022 |
| | 3. 54 Cormorant Grange Winter Valley | \$299,000 | 24/8/2022 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------|------------------------------------|-----------|--------------|
| Lot 920 | 1. 21 Johanna Drive Winter Valley | \$270,000 | 13/9/2022 |
| | 2. 54 Goldfinch Road Winter Valley | \$299,500 | 31/8/2022 |
| | 3. 46 Goldfinch Road Winter Valley | \$310,000 | 16/8/2022 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-------------------------|--|-----------|--------------|
| Lots 939, 940, 941, 942 | 1. 7 Tahoe Avenue Winter Valley | \$320,000 | 7/9/2022 |
| | 2. 23 Spoonbill Avenue Winter Valley | \$300,000 | 19/8/2022 |
| | 3. 28 Butcherbird Avenue Winter Valley | \$320,000 | 18/6/2022 |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|------------------------|--------------------------------------|-----------|--------------|
| Lots 921,922, 924, 937 | 1. 80 Wedge Tail Drive Winter Valley | \$320,000 | 3/7/2022 |
| | 2. 27 Butcherbird Pde Winter Valley | \$305,000 | 21/6/2022 |
| | 3. 25 Butcherbird Pde Winter Valley | \$320,000 | 16/6/2022 |

OR

Lots 915, 917, 911,

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12/12/2023

