

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

Sanctuary Springs - 20 Mollers Lane, Leopold

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 9 – 13.5m x 32m, 431sqm	\$242,000	or range between	\$	&	\$
Lots 10 & 11 – 14m x 32m, 470sqm	\$272,000	or range between	\$	&	\$
Lots 12, 13, 27, 28, 30, 31, 33, 35 & 36 – 14m x 32m, 448sqm	\$269,000	or range between	\$	&	\$
Lot 14 – 13.5m x 32m, 410sqm	\$239,000	or range between	\$	&	\$
Lot 26 – 16m x 32m, 512sqm	\$294,000	or range between	\$	&	\$
Lots 29, 32 & 34 – 12.5m x 32m, 400sqm	\$252,000	or range between	\$	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price \$308,625

Suburb or locality Curlewis

Period - From 01.01.2020

To 31.01.2020

Source RPM Research Division

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

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 9 – 13.5m x 32m, 431sqm	1. Lot 4020 Armstrong	\$254,900	Nov 2019
	2. Lot 1143 WaterMark Estate	\$254,900	Dec 2019
	3. Lot 320 Anchoridge Estate	\$249,000	Oct 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 10 & 11 – 14m x 32m, 464sqm	1. Lot 630 Armstrong Creek	\$279,900	Nov 2019
	2. Lot 11805 Warralily Promenade	\$289,500	Oct 2019
	3. Lot 450 Bayview on the Bellarine	\$255,000	Oct 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 12, 13, 27, 28, 30, 31, 33, 35 & 36 – 14m x 32m, 448sqm	1. Lot 314 Anchoridge Estate	\$272,000	Oct 2019
	2. Lot 4045 Armstrong Estate	\$264,900	Oct 2019
	3. Lot 4301 Armstrong Estate	\$371,900	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 14 – 13.5m x 32m, 410sqm	1. Lot 4018 Armstrong Estate	\$251,900	Oct 2019
	2. Lot 4318 Armstrong Estate	\$251,900	Nov 2019
	3. Lot 4319 Armstrong Estate	\$251,900	Nov 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 26 – 16m x 32m, 512sqm	1. Lot 716 Anchoridge Estate	\$299,000	Nov 2019
	2. Lot 712 Anchoridge Estate	\$299,000	Dec 2019
	3. Lot 137 Halcyon Estate	\$299,000	Oct 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 29, 32 & 34 – 12.5m x 32m, 400sqm	1. Lot 662 Armstrong Estate	\$256,900	Sep 2019
	2. Lot 4318 Armstrong Estate	\$251,900	Nov 2019
	3. Lot 4319 Armstrong Estate	\$251,900	Nov 2019

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: 20.02.2020