

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

344 Riverhills – Whitebark Street, Wollert VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 344 Riverhills (333m2)	\$388,000

Lot/Land median sale price

Median Price

\$330,500

Suburb or locality

Wollert

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 1726 Arramont	Lot/Land	12.5m	312m2	\$362,000	31/03/2022
Lot 1725 Arramont	Lot/Land	12.5m	312m2	\$362,000	25/03/2022
Lot 1724 Arramont	Lot/Land	14.0m	350m2	\$399,000	24/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

305 Riverhills – Lehmans Road, Wollert VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 305 Riverhills (403m2)	\$389,000

Lot/Land median sale price

Median Price

\$330,500

Suburb or locality

Wollert

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 1701 Arramont	Lot/Land	14.0m	392m2	\$425,000	09/03/2022
Lot 1620 Arramont	Lot/Land	12.5m	400m2	\$410,000	18/02/2022
Lot 528 Riverhills	Lot/Land	15.0m	419m2	\$394,000	19/11/2021

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

306 Riverhills – Whitebark Street, Wollert VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 306 Riverhills (238m2)	\$299,000

Lot/Land median sale price

Median Price

\$330,500

Suburb or locality

Wollert

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 1721 Arramont	Lot/Land	8.5m	238m2	\$297,000	03/04/2022
Lot 1720 Arramont	Lot/Land	8.5m	238m2	\$297,000	16/03/2022
Lot 209 Riverhills	Lot/Land	8.5m	238m2	\$271,000	06/05/2019

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

342 Riverhills – Maribynong Street, Wollert VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 342 Riverhills (221m2)	\$286,000

Lot/Land median sale price

Median Price

\$330,500

Suburb or locality

Wollert

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 1721 Arramont	Lot/Land	8.5m	238m2	\$297,000	03/04/2022
Lot 36 Build MD - Habitas (SOHO Living)	Project	8.4m	205m2	\$293,154	29/03/2022
Lot 1720 Arramont	Lot/Land	8.5m	238m2	\$297,000	16/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

343 Riverhills – Maribynong Street, Wollert VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 343 Riverhills (221m2)	\$286,000

Lot/Land median sale price

Median Price

\$330,500

Suburb or locality

Wollert

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 1721 Arramont	Lot/Land	8.5m	238m2	\$297,000	03/04/2022
Lot 36 Build MD - Habitas (SOHO Living)	Project	8.4m	205m2	\$293,154	29/03/2022
Lot 1720 Arramont	Lot/Land	8.5m	238m2	\$297,000	16/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

336 Riverhills – Whitebark Street, Wollert VIC 3750

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 336 Riverhills (480m2)	\$464,000

Lot/Land median sale price

Median Price

\$330,500

Suburb or locality

Wollert

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 139 Riverhills	Lot/Land	13.9m	506m2	\$485,000	08/12/2021
Lot 1618 Arramont	Lot/Land	14.0m	448m2	\$433,000	14/11/2021
Lot 1617 Arramont	Lot/Land	14.0m	448m2	\$433,000	13/11/2021

This Statement of Information was prepared on: 08/04/2022