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	Lots 201, 202, 203, 204, 205, 206, 207, 208 Livingston Estate, Benalla

Indicative selling price

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

Land type or class e.g. Land	**Single price**
Lot 201 Livingston Estate, Benalla	$184,000
Lot 202 Livingston Estate, Benalla	$184,000
Lot 203 Livingston Estate, Benalla	$198,000
Lot 204 Livingston Estate, Benalla	$184,000
Lot 205 Livingston Estate, Benalla	$230,000
Lot 206 Livingston Estate, Benalla	$225,000
Lot 207 Livingston Estate, Benalla	$143,000
Lot 208 Livingston Estate, Benalla	$140,500

Unit median sale price

Median price	$165,000	Suburb or locality	Benalla

Period - From	1/4/22	To	30/03/23	Source	Pricefinder

Comparable property sales

These are the details of the three blocks that the estate agent or agent's representative considers to be most comparable to the blocks 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.

Land E.g. Land	**Address of comparable Land**	**Price**	**Date of sale**
	LOT 220, LIVINGSTON ESTATE BENALLA VIC 3672	$ 138,500	19/12/2022
	LOT 221, LIVINGSTON ESTATE BENALLA VIC 3672	$135,000	19/12/2022
	LOT 222, LIVINGSTON ESTATE BENALLA VIC 3672	$ 170,000	11/01/2023

This Statement of Information was prepared on: 25/08/2023