

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.

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Unit offered for sale

Address
Including suburb or locality
and postcode

Anchorage – 892-990 Barwon Heads Road, Armstrong Creek

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 531, 548 & 549 – 16m x 32m, 512sqm	\$	or range between	\$304,000	&	\$319,000
Lot 529, 530, 532, 544-547 – 14m x 32m, 448sqm	\$	or range between	\$284,000	&	\$305,000
Lot 533, 534 – 12.5m x 32m, 400sqm	\$267,000	or range between	\$	&	\$
Lot 535, 539 – 13.25m x 21m, 274sqm	\$218,000	or range between	\$	&	\$
Lot 536-538 – 12.5m x 21m, 262sqm	\$218,000	or range between	\$	&	\$
Lot 540-543 – 8.5m x 32m, 272sqm	\$212,000	or range between	\$	&	\$
Lot 511 – 15.49m x 28m, 391sqm	\$252,000	or range between			
Lots 512, 513, 516, 517, 518 – 12.5m x 28m, 350sqm	\$252,000	or range between			
Lots 514, 515, 519, 520 – 14m x 28m, 392sqm	\$267,000	or range between			
Lot 521 – 16m x 28m, 448sqm	\$284,000	or range between			

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$267,805	Suburb or locality	Armstrong Creek
Period - From	01.12.2019	To	31.12.2019
Source	RPM Real Estate – 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 531, 548 & 549 – 16m x 32m, 512sqm	1. Lot 407 Anchoridge Estate	\$309,000	Oct 2019
	2. Lot 501 Anchoridge Estate	\$309,000	Nov 2019
	3. Lot 9801 Warralily Central	\$319,500	Nov 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 529, 530, 532, 544- 547 – 14m x 32m, 448sqm	1. Lot 711 Anchoridge Estate	\$279,000	Dec 2019
	2. Lot 208 Glenlee Estate	\$289,000	Dec 2019
	3. Lot 10616 Warralily Promenade	\$308,500	Nov 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 533, 534 – 12.5m x 32m, 400sqm	1. Lot 314 Glenlee Estate	\$267,000	Oct 2019
	2. Lot 316 Glenlee Estate	\$267,000	Oct 2019
	3. Lot 1009 Charlemont Rise	\$270,000	Nov 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 535, 539 – 13.25m x 21m, 274sqm	1. Lot 308 Glenlee Estate	\$215,000	Oct 2019
	2. Lot 322 Glenlee Estate	\$225,000	Nov 2019
	3. Lot 309 Glenlee Estate	\$225,000	Nov 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 536-538 – 12.5m x 21m, 262sqm	1. Lot 129 Halcyon Estate	\$213,000	Oct 2019
	2. Lot 130 Halcyon Estate	\$213,000	Oct 2019
	3. Lot 131 Halcyon Estate	\$213,000	Oct 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 540-543 – 8.5m x 32m, 272sqm	1. Lot 308 Glenlee Estate	\$215,000	Oct 2019
	2. Lot 322 Glenlee Estate	\$225,000	Nov 2019
	3. Lot 309 Glenlee Estate	\$225,000	Nov 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 511 – 15.49m x 28m, 391sqm	1. Lot 314 Glenlee Estate	\$267,000	Oct 2019
	2. Lot 316 Glenlee Estate	\$267,000	Oct 2019
	3. Lot 1009 Charlemont Rise	\$270,000	Nov 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 512, 513, 516, 517, 518 – 12.5m x 28m, 350sqm	1. Lot 327 Anchoridge Estate	\$242,000	Jul 2019
	2. Lot 337 Anchoridge Estate	\$242,000	Aug 2019
	3. Lot 4128 Warralily Central	\$257,000	Jul 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lots 514, 515, 519, 520 – 14m x 28m, 392sqm	1. Lot 341 Anchoridge Estate	\$250,000	Aug 2019
	2. Lot 340 Anchoridge Estate	\$254,000	Sep 2019
	3. Lot 4123 Warralily Central	\$279,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 521 – 16m x 28m, 448sqm	1. Lot 711 Anchoridge Estate	\$279,000	Dec 2019
	2. Lot 208 Glenlee Estate	\$289,000	Dec 2019
	3. Lot 10616 Warralily Promenade	\$308,500	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: 03/06/2020

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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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.

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Unit offered for sale

Address
Including suburb or locality
and postcode

Anchoridge – 892-990 Barwon Heads Road, Armstrong Creek

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 501 & 502 – 16m x 32m, 512sqm	\$309,000	or range between	\$	&	\$
Lot 503 – 14m x 32m, 448sqm	\$289,000	or range between	\$	&	\$
Lot 504 – 13.5m x 32m, 428sqm	\$275,000	or range between	\$	&	\$
Lot 505 – 14m x 21m, 289sqm	\$214,000	or range between	\$	&	\$
Lot 506 & 507 – 10.5m x 21m, 221sqm	\$192,000	or range between	\$	&	\$
Lot 508 – 12.5m x 21m, 262sqm	\$208,000	or range between	\$	&	\$
Lot 509 & 510 – 14m x 21m, 294sqm	\$222,000	or range between	\$	&	\$
Lot 522 – 14m x 28m, 392sqm	\$262,000	or range between	\$	&	\$
Lot 523, 524 & 525 – 12.5m x 28m, 350sqm	\$247,000	or range between	\$	&	\$
Lot 526 – 13.24m x 25m, 327sqm	\$227,000	or range between	\$	&	\$
Lot 527 – 10.5m x 25m, 262sqm	\$208,000	or range between	\$	&	\$
Lot 528 – 8.5m x 25m, 213sqm	\$189,000	or range between	\$	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$267,555	Suburb or locality	Armstrong Creek
Period - From	01.09.2019	To	30.09.2019
Source	RPM Real Estate – 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 501 & 502 – 16m x 32m, 512sqm	1. Lot 4002 Armstrong Estate	\$301,900	Sep 2019
	2. Lot 660 Armstrong Estate	\$301,900	Sep 2019
	3. Lot 4555 Armstrong Estate	\$321,900	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 503 – 14m x 32m, 448sqm	1. Lot 406 Anchoridge Estate	\$289,000	Sep 2019
	2. Lot 4536 Armstrong Estate	\$291,900	Sep 2019
	3. Lot 4537 Armstrong Estate	\$291,900	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 504 – 13.5m x 32m, 428sqm	1. Lot 4016 Armstrong Estate	\$251,900	Sep 2019
	2. Lot 1201 WaterMark Estate	\$281,000	Aug 2019
	3. Lot 4020 Armstrong Estate	\$254,900	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 505 – 14m x 21m, 289sqm	1. Lot 1119 WaterMark Estate	\$223,000	Aug 2019
	2. Lot 433 Anchoridge Estate	\$214,000	Aug 2019
	3. Lot 434 Anchoridge Estate	\$214,000	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 506 & 507 – 10.5m x 21m, 221sqm	1. Lot 337 Glenlee Estate	\$195,000	Sep 2019
	2. Lot 333 Glenlee Estate	\$205,000	Aug 2019
	3. Lot 228 Glenlee Estate	\$207,000	Jul 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 508 – 12.5m x 21m, 262sqm	1. Lot 329 Glenlee Estate	\$218,000	Aug 2019
	2. Lot 331 Glenlee Estate	\$218,000	Aug 2019
	3. Lot 323 Glenlee Estate	\$218,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 509 & 510 – 14m x 21m, 294sqm	1. Lot 434 Anchoridge Estate	\$214,000	Aug 2019
	2. Lot 622 Armstrong Estate	\$224,900	Jul 2019
	3. Lot 1118 WaterMark Estate	\$225,500	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 522 – 14m x 28m, 392sqm	1. Lot 341 Anchoridge Estate	\$250,000	Aug 2019
	2. Lot 340 Anchoridge Estate	\$254,000	Sep 2019
	3. Lot 4123 Warralily Central	\$279,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 523, 524 & 525 – 12.5m x 28m, 350sqm	1. Lot 327 Anchoridge Estate	\$242,000	Jul 2019
	2. Lot 337 Anchoridge Estate	\$242,000	Aug 2019
	3. Lot 4128 Warralily Central	\$257,000	Jul 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 526 – 13.24m x 25m, 327sqm	1. Lot 1117 WaterMark Estate	\$230,000	Aug 2019
	2. Lot 260 Glenlee Estate	\$208,000	Jun 2019
	3. Lot 4126 Warralily Central	\$235,000	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 527 – 10.5m x 25m, 262sqm	1. Lot 329 Glenlee Estate	\$218,000	Aug 2019
	2. Lot 331 Glenlee Estate	\$218,000	Aug 2019
	3. Lot 323 Glenlee Estate	\$218,000	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 528 – 8.5m x 25m, 213sqm	1. Lot 265 Glenlee Estate	\$208,000	Jun 2019
	2. Lot 337 Glenlee Estate	\$195,000	Sep 2019
	3. Lot 333 Glenlee Estate	\$205,000	Aug 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: 18/10/2019

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

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Unit offered for sale

Address
Including suburb or locality
and postcode

Anchorage – 892-990 Barwon Heads Road, Armstrong Creek

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 414, 418 & 422 – 14m x 32m, 448sqm	\$279,000	or range between	\$	&	\$
Lot 442 – 10.5m x 31.5m, 386sqm	\$239,000	or range between	\$	&	\$
Lot 407, 417 & 423 – 16m x 32m, 512sqm	\$	or range between	\$299,000	&	\$309,000
Lot 427, 436, 437 & 441 – 12.5m x 28m, 350sqm	\$247,000	or range between	\$	&	\$
Lot 428, 431, 435, 438, 439 & 440 – 14m x 28m, 392sqm	\$262,000	or range between	\$	&	\$
Lot 412 – 13.54m x 30.08m, 525sqm	\$299,000	or range between	\$	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price \$270,256

Suburb or locality Armstrong Creek

Period - From 01.08.2019

To 31.08.2019

Source RPM Real Estate – 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 414, 418 & 422 – 14m x 32m, 448sqm	1. Lot 403 Anchoridge Estate	\$ 289,000	Aug 2019
	2. Lot 406 Anchoridge Estate	\$ 289,000	Sept 2019
	3. Lot 415 Anchoridge Estate	\$ 279,000	Sept 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 442 – 10.5m x 31.5m, 386sqm	1. Lot 341 Anchoridge Estate	\$250,000	Aug 2019
	2. Lot 340 Anchoridge Estate	\$247,900	Sep 2019
	3. Lot 612 Armstrong Estate	\$241,900	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 407, 417 & 423 – 16m x 32m, 512sqm	1. Lot 657 Armstrong Estate	\$296,900	Aug 2019
	2. Lot 658 Armstrong Estate	\$296,900	Aug 2019
	3. Lot 4047 Armstrong Estate	\$316,900	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 427, 436, 437 & 441 – 12.5m x 28m, 350sqm	1. Lot 337 Anchoridge Estate	\$242,000	Aug 2019
	2. Lot 1224 Watermark Estate	\$247,000	Aug 2019
	3. Lot 623 Armstrong Estate	\$236,900	Jul 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 428, 431, 435, 438, 439 & 440 – 14m x 28m, 392sqm	1. Lot 340 Anchoridge Estate	\$247,900	Sep 2019
	2. Lot 341 Anchoridge Estate	\$250,000	Aug 2019
	3. Lot 612 Armstrong Estate	\$241,900	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 412 – 13.54m x 30.08m, 525sqm	1. Lot 410 Anchoridge Estate	\$309,000	Sep 2019
	2. Lot 409 Anchoridge Estate	\$302,000	Jul 2019
	3. Lot 634 Charlemont Rise	\$308,000	Jul 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:

Statement of Information

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Unit offered for sale

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and postcode

Anchoridge – 892-990 Barwon Heads Road, Armstrong Creek

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 306 & 314 – 14m x 32m, 448sqm	\$272,000	or range between	\$	&	\$
Lot 320 – 15m x 31.5m, 468sqm	\$273,000	or range between	\$	&	\$
Lot 336 – 13.5m x 28.09m, 373sqm	\$246,000	or range between	\$	&	\$
Lot 339 – 12.5m x 28m, 350sqm	\$242,000	or range between	\$	&	\$
Lot 340 – 14m x 28m, 392sqm	\$254,000	or range between	\$	&	\$
Lot 349 – 15.06m x 28m, 379sqm	\$244,000	or range between	\$	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price

\$270,256

Suburb or locality

Armstrong Creek

Period - From

01.08.2019

To

31.08.2019

Source

RPM Real Estate – 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 306 & 314 – 14m x 32m, 448sqm	1. Lot 403 Anchoridge Estate	\$ 289,000	Aug 2019
	2. Lot 406 Anchoridge Estate	\$ 289,000	Sept 2019
	3. Lot 415 Anchoridge Estate	\$ 279,000	Sept 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 320 – 15m x 31.5m, 468sqm	2. Lot 406 Anchoridge Estate	\$ 289,000	Sept 2019
	3. Lot 415 Anchoridge Estate	\$ 279,000	Sept 2019
	3. Lot 301 Anchoridge Estate	\$ 283,000	Sept 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 336 – 13.5m x 28.09m, 373sqm	1. Lot 341 Anchoridge Estate	\$250,000	Aug 2019
	2. Lot 616 Armstrong Estate	\$235,900	Aug 2019
	3. Lot 340 Anchoridge Estate	\$247,900	Sep 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 339 – 12.55m x 28m, 350sqm	1. Lot 337 Anchoridge Estate	\$242,000	Aug 2019
	2. Lot 1224 Watermark Estate	\$247,000	Aug 2019
	3. Lot 623 Armstrong Estate	\$236,900	Jul 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 340 – 14m x 28m, 392sqm	1. Lot 340 Anchoridge Estate	\$247,900	Sep 2019
	2. Lot 341 Anchoridge Estate	\$250,000	Aug 2019
	3. Lot 612 Armstrong Estate	\$241,900	Aug 2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 349 – 15.06m x 28m, 379sqm	1. Lot 341 Anchoridge Estate	\$250,000	Aug 2019
	2. Lot 616 Armstrong Estate	\$235,900	Aug 2019
	3. Lot 340 Anchoridge Estate	\$247,900	Sep 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.

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and postcode

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Indicative selling price

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Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Lot 201 – 16m x 28m, 448sqm	\$272,000	or range between	\$	&	\$
	\$	or range between	\$	&	\$
	\$	or range between	\$	&	\$
	\$	or range between	\$	&	\$
	\$	or range between	\$	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price Suburb or locality

Period - From To Source

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 201 – 16m x 28m, 448sqm	1. Lot 403 Anchoridge Estate	\$ 289,000	Aug 2019
	2. Lot 406 Anchoridge Estate	\$ 289,000	Sept 2019
	3. Lot 415 Anchoridge Estate	\$ 279,000	Sept 2019

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	\$	

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 five kilometres of the unit for sale in the last 18 months.

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