

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

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 935, 936, 937 (221m ²)	\$*223,000	or range between	\$*	&	\$
Lot 934 (274m ²)	\$*238,000	or range between	\$*	&	\$
Lot 938, 965 (302 - 304m ²)	\$*	or range between	\$*248,000	&	\$253,000
Lot 903, 904, 905, 908, 910, 911, 920, 921, 925, 927, 928, 929, 932, 933, 962, 967, 968 (346m ² – 350m ²)	\$*	or range between	\$*255,000	&	\$276,000
Lot 906, 907, 909, 912, 913, 921, 924, 926, 939, 946, 947, 951, 952, 953, 955, 956, 959, 961, (378m ² – 412m ²)	\$*	or range between	\$*282,000	&	\$300,000
Lot 966 (407m ² IRR)	\$*253,000	or range between	\$*	&	\$
Lot 914, 922, 923, 930, 942, 945, 948, 950, 954, 957, 958, (427m ² – 469m ²)	\$*	or range between	\$*287,000	&	\$309,000
Lot 901, 941, 943, 944, 949, 964, 969 (494m ² – 526m ²)	\$*	or range between	\$*319,000	&	\$339,000
Lot 931 (497m ² IRR)	\$*297,000	or range between	\$*	&	\$
Lot 940, 963 (594m ² – 652m ²)	\$*	or range between	\$*338,000	&	\$339,000

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Lot 902 (705m2)	\$*354,000	or range between \$*	& \$

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$270,000	Suburb or locality	Armstrong Creek
Period - From	Aug 2020	To	Jan 2021
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 935, 936, 937 (221m2)	Lot 636 Armstrong Waters, Armstrong Creek (228m2)	\$238,000	Jan 2021
	Lot 637 Armstrong Waters, Armstrong Creek (228m2)	\$238,000	Jan 2021
	Lot 1117 Charlemont Rise, Armstrong Creek (221m2)	\$218,000	Jan 2021

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 934 (274m2)	Lot 836 Anchorage, Armstrong Creek (263m2)	\$230,000	Nov 2020
	Lot 841 Anchorage, Armstrong Creek (263m2)	\$230,000	Jan 2021
	Lot 167 Armstrong Creek Central, Armstrong Creek (269m2)	\$223,000	Dec 2020

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 938, 965 (302 - 304m2)	Lot 1801 Ashbury, Armstrong Creek (301m2)	\$235,000	Jan 2021
	Lot 1802 Ashbury, Armstrong Creek (301m2)	\$235,000	Jan 2021
	Lot 1834 Ashbury, Armstrong Creek (308m2)	\$238,000	Jan 2021

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Lot 903, 904, 905, 908, 910, 911, 920, 921, 925, 927, 928, 929, 932, 933, 962, 967, 968 (346m2 – 350m2)	Lot 621 Glenlee, Armstrong Creek (350m2)	\$265,000	Jan 2021
	Lot 4418 Warrally Central, Armstrong Creek (350m2)	\$255,000	Nov 2020
	Lot 818 Anchorage, Armstrong Creek (350m2)	\$259,000	Nov 2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 906, 907, 909, 912, 913, 921, 924, 926, 939, 946, 947, 951, 952, 953, 955, 956, 959, 961, (378m2 – 412m2)	Lot 890 Anchordige, Armstrong Creek (400m2)	\$279,000	Jan 2021
	Lot 4611 Armstrong, Armstrong Creek (401m2)	\$274,900	Jan 2021
	Lot 536 Glenlee, Armstrong Creek (400m2)	\$291,000	Jan 2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 966 (407m2 IRR)	Lot 246 Armstrong Creek Central, Armstrong Creek (392m2)	\$269,000	Nov 2020
	Lot 173 Armstrong Creek Central, Armstrong Creek (390m2)	\$265,000	Jan 2021
	Lot 1625 Ashbury, Armstrong Creek (400m2)	\$277,500	Dec 2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 914, 922, 923, 930, 942, 945, 948, 950, 954, 957, 958, (427m2 – 469m2)	Lot 1604 Ashbury, Armstrong Creek (448m2)	\$294,500	Dec 2020
	Lot 1413 Charlemont Rise, Armstrong Creek (454m2)	\$298,000	Dec 2020
	Lot 852 Charlemont Rise, Armstrong Creek (448m2)	\$290,000	Jan 2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 901, 941, 943, 944, 949, 964, 969 (494m2 – 526m2)	Lot 847 Charlemont Rise, Armstrong Creek (512m2)	\$310,000	Aug 2020
	Lot 1831 Ashbury, Armstrong Creek (512m2)	\$322,500	Jan 2021
	Lot 1632 Ashbury, Armstrong Creek (512m2)	\$322,500	Sep 2020

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 931 (497m2 IRR)	Lot 112 Yaringa, Armstrong Creek (512m2)	\$304,500	Nov 2020
	Lot 113 Yaringa, Armstrong Creek (512m2)	\$304,500	Nov 2020
	Lot 2032 Warralily Grange, Armstrong Creek (474m2)	\$292,000	Jan 2021

Unit type or class

E.g. One bedroom units

	Address of comparable unit – 338-339	Price	Date of sale
Lot 940, 963 (594m2 – 652m2)	Lot 1626 Ashbury, Armstrong Creek (601m2)	\$331,500	Oct 2020
	19 Restful Way, Armstrong Creek (612m2)	\$339,000	Mar 2020
	Lot 645 Warralily Promenade, Armstrong Creek (645m2)	\$309,500	Aug 2020

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 902 (705m2)	B	\$	
	B	\$	
	B	\$	

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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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 731 - 428sqm	\$*277,000	or range between	\$*	&	\$
Lot 737, 738, 739, 741, 815, 818, 823, 824, 825, 830, 831 – 350sqm	\$*	or range between	\$*254,000	&	\$262,000
Lot 742, 371sqm	\$*257,000	or range between	\$*	&	\$
Lot 743, 744, 745, 746, 750, 751 – 400sqm	\$*274,000	or range between	\$*	&	\$
Lot 748, 755 – 448sqm	\$*290,000	or range between	\$*	&	\$
Lot 801 – 779sqm	\$*360,000	or range between	\$*	&	\$
Lot 803 -403sqm	\$*297,000	or range between	\$*	&	\$
Lot 804 – 418sqm	\$*299,000	or range between	\$*	&	\$
Lot 805 – 501sqm	\$*323,000	or range between	\$*	&	\$
Lot 806 – 554sqm	\$*329,000	or range between	\$*	&	\$
Lot 807 – 431sqm	\$*299,000	or range between	\$*	&	\$
Lot 809 – 582sqm	\$*339,000	or range between	\$*	&	\$

Unit type or class

e.g. One bedroom units

	Single price		Lower price	&	Higher price
Lot 810 – 438sqm	\$*290,000	or range between	\$*	&	\$
Lot 811 – 490sqm	\$*307,000	or range between	\$*	&	\$
Lot 812 – 438sqm	\$*290,000	or range between	\$*	&	\$
Lot 813,816, 817, 819 – 312sqm	\$*	or range between	\$*239,000	&	\$240,000
Lot 814 – 313sqm	\$*240,000	or range between	\$*	&	\$
Lot 820 – 476sqm	\$*271,000	or range between	\$*	&	\$
Lot 821,822, 826, 827, 828, 829 – 392sqm	\$*277,000	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price	<input type="text" value="\$270,688"/>	Suburb or locality	<input type="text" value="Armstrong Creek"/>
Period - From	<input type="text" value="01.08.20"/>	To	<input type="text" value="31.08.20"/>
Source	<input type="text" value="RPM Real Estate – Research Division"/>		

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 731 - 428sqm	1 Lot 728, Anchoridge, Armstrong Creek – 425sqm	\$260,000	Jul 20
	2 Lot 4105, Warralily Central, Armstrong Creek – 425sqm	\$296,000	Jul 20
	3 Lot 504, Anchoridge, Armstrong Creek – 428sqm	\$275,000	Jun 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 737, 738, 739, 741, 815, 818, 823, 824, 825, 830, 831 – 350sqm	1 Lot 513, Anchoridge, Armstrong Creek – 350sqm	\$249,000	Jun 20
	2 Lot 338, Anchoridge, Armstrong Creek – 350sqm	\$242,000	Aug 20
	3 Lot 517, Anchoridge, Armstrong Creek – 350sqm	\$249,000	Aug 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 742, 371sqm	1 Lot 1008, Charlemont Rise, Armstrong Creek – 374sqm	\$261,000	Jul 20
	2 Lot 407, Glenlee, Armstrong Creek – 374sqm	\$258,000	Aug 20
	3 Lot 604, Anchoridge, Armstrong Creek -375sqm	\$239,000	Aug 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 743, 744, 745, 746, 750, 751 – 400sqm	1 Lot 534, Anchoridge, Armstrong Creek – 400sqm	\$267,000	Jul 20
	2 Lot 730, Anchoridge, Armstrong Creek – 400sqm	\$274,000	Aug 20
	3 Lot 752, Anchoridge, Armstrong Creek – 400sqm	\$274,000	Aug 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 748, 755 – 448sqm	1 Lot 532, Anchoridge, Armstrong Creek – 448sqm	\$284,000	Jun 20
	2 Lot 201, Anchoridge, Armstrong Creek – 448sqm	\$272,000	Jul 20
	3 Lot 529, Anchoridge, Armstrong Creek – 448sqm	\$284,000	Jul 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 801 – 779sqm	1 Lot 25, Apple Gum, Lara – 760sqm	\$330,000	Jun 20
	2 Lot 728, Highton Ridge, Highton – 795sqm	\$345,000	Jul 20
	3 Lot 104, Kingston, Ocean Grove – 753sqm	\$371,900	Jul 20

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale****Unit type or class**

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 803 -403sqm	1 Lot 752, Anchoridge, Armstrong Creek – 400sqm	\$274,000	Aug 20
	2 Lot 501, Warralily Grange, Armstrong Creek – 400sqm	\$289,000	Jul 20
	3 Lot 621, Armstrong Waters, Armstrong Creek – 401sqm	\$279,000	Aug 20

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 804 – 418sqm	1 Lot 1326, Ashbury, Armstrong Creek - 416sqm	\$286,500	Jul 20
	2 Lot 604, Armstrong Waters, Armstrong Creek – 418sqm	\$290,000	Aug 20
	3 Lot 5418, Armstrong, Armstrong Creek – 420sqm	\$307,900	Jul 20

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 805 – 501sqm	1 Lot 4502, Armstrong, Armstrong Creek – 501sqm	\$329,900	Jun 20
	2 Lot 4514, Armstrong, Armstrong Creek – 501sqm	\$329,900	Jun 20
	3 Lot 629, Charlemont Rise, Armstrong Creek – 503sqm	\$308,000	Jul 20

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 806 – 554sqm	1 Lot 4526, Armstrong, Armstrong Creek – 554sqm	\$326,900	Jun 20
	2 Lot 909, Charlemont Rise, Armstrong Creek – 556sqm	\$348,000	Aug 20
	3 Lot 1125, WaterMark, Armstrong Creek – 556sqm	\$309,500	Jun 20

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 807 – 431sqm	1 Lot 504, Anchoridge, Armstrong Creek – 428sqm	\$275,000	Jun 20
	2 Lot 4334, Armstrong, Armstrong Creek -431sqm	\$278,900	Jun 20
	3 Lot 610, Anchoridge, Armstrong Creek – 432sqm	\$293,000	Aug 20

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Lot 809 – 582sqm	1 Lot 4602, Armstrong, Armstrong Creek – 576sqm	\$338,900	Aug 20
	2 Lot 609, Anchoridge, Armstrong Creek – 586sqm	\$335,000	Jul 20
	3 Lot 1213, WaterMark, Armstrong Creek – 587sqm	\$321,000	Jun 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 810 – 438sqm	1 Lot 4334, Armstrong, Armstrong Creek – 431sqm	\$278,900	Jun 20
	2 Lot 610, Anchoridge, Armstrong Creek – 432sqm	\$293,000	Aug 20
	3 Lot 1001, Charlemont Rise, Armstrong Creek – 441sqm	\$285,000	Jul 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 811 – 490sqm	1 Lot 4507, Armstrong, Armstrong Creek – 488sqm	\$311,900	Jul 20
	2 Lot 5424, Armstrong, Armstrong Creek – 492sqm	\$322,900	Jun 20
	3 Lot 608, Anchoridge, Armstrong Creek – 498sqm	\$288,000	Jul 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 812 – 438sqm	1 Lot 610, Anchoridge, Armstrong Creek – 432sqm	\$293,000	Aug 20
	2 Lot 1001, Charlemont Rise, Armstrong Creek – 441sqm	\$285,000	Jul 20
	3 Lot 4613, Armstrong, Armstrong Creek – 443sqm	\$285,900	Aug 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 813,816, 817, 819 – 312sqm	1 Lot 605, Anchoridge, Armstrong Creek – 313sqm	\$242,500	Jul 20
	2 Lot 735, Anchoridge, Armstrong Creek – 313sqm	\$234,000	Aug 20
	3 Lot 758, Anchoridge, Armstrong Creek – 313sqm	\$234,000	Aug 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 814 – 313sqm	1 Lot 735, Anchoridge, Armstrong Creek – 313sqm	\$234,000	Aug 20
	2 Lot 758, Anchoridge, Armstrong Creek – 313sqm	\$234,000	Aug 20
	3 Lot 421, Glenlee, Armstrong Creek – 313sqm	\$243,000	Aug 20

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 820 – 476sqm	1 Lot 1109, WaterMark, Armstrong Creek – 465sqm	\$284,000	Jul 20
	2 Lot 231, Glenlee, Armstrong Creek – 480sqm	\$289,000	Jun 20
	3 Lot 215, Glenlee, Armstrong Creek – 480sqm	\$298,000	Jul 20

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 821,822, 826, 827, 828, 829 – 392sqm	1 Lot 515, Anchoridge, Armstrong Creek – 392sqm	\$267,000	Jul 20
	2 Lot 519, Anchoridge, Armstrong Creek – 392sqm	\$267,000	Jul 20
	3 Lot 520, Anchoridge, Armstrong Creek – 392sqm	\$267,000	Aug 20

OR

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