

# 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](http://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

Gen Fyansford Estate - 50 Hyland St, Fyansford VIC 3221

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 2213 (746m <sup>2</sup> )	\$420,000	or range between	\$*	&	\$
Lot 2240 (902m <sup>2</sup> )	\$450,000	or range between	\$*	&	\$

### Unit median sale price

Median price \$425,000

Suburb or locality Fyansford

Period - From May 20

To Oct 20

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 2213 (746m2)	Lot 214 Fyansford Estate, Fyansford	\$445,000	Oct 2020
	Lot 2143 Fyansford Estate, Fyansford	\$472,000	Sep 2020
	Lot 216 Fyansford Estate, Fyansford	\$425,000	Sep 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 2240 (902m2)	Lot 214 Fyansford Estate, Fyansford	\$445,000	Oct 2020
	Lot 2143 Fyansford Estate, Fyansford	\$472,000	Sep 2020
	Lot 216 Fyansford Estate, Fyansford	\$425,000	Sep 2020

**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: 26.11.20

# 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](http://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

Gen Fyansford Estate - 50 Hyland St, Fyansford VIC 3221

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 201 (1120m <sup>2</sup> )	\$890,000	or range between	\$*	&	\$
Lot 202 (1071m <sup>2</sup> )	\$875,000	or range between	\$*	&	\$
Lot 203 (979m <sup>2</sup> )	\$740,000	or range between	\$*	&	\$

### Unit median sale price

Median price \$425,000

Suburb or locality Fyansford

Period - From May 20

To Oct 20

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 201 (1120m2)	B		
	B		
	B		

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 202 (1071m2)	B		
	B		
	B		

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 203 (979m2)	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: 26.11.20

# 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](http://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

Gen Fyansford Estate - 50 Hyland St, Fyansford VIC 3221

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 8 (461m2)	\$389,000	\$*	& \$

### Unit median sale price

Median price \$425,000

Suburb or locality Fyansford

Period - From May 20

To Oct 20

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 8 (461m2)	Lot 3162 Fyansford Estate, Fyansford	\$370,000	Sep 2020
	Lot 3163 Fyansford Estate, Fyansford	\$397,500	Sep 2020
	Lot 3164 Fyansford Estate, Fyansford	\$397,500	Sep 2020

**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: 26.11.20

# 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](http://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

Gen Fyansford Estate - 50 Hyland St, Fyansford VIC 3221

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 3115 (720m <sup>2</sup> )	\$437,000	or range between	\$*	&	\$
Lot 3116, 3117, 3118, 3119, 3122 (600m <sup>2</sup> -650m <sup>2</sup> )	\$	or range between	\$401,000	&	\$411,000
Lot 3121, 3123 (550m <sup>2</sup> -600m <sup>2</sup> )	\$	or range between	\$377,000	&	\$378,000
Lot 3124 (504m <sup>2</sup> )	\$350,000	or range between	\$	&	\$
Lot 3139, 3140, 3141, 3151 (400m <sup>2</sup> - 450m <sup>2</sup> )	\$	or range between	\$345,000	&	\$370,000
Lot 3154 (350m <sup>2</sup> )	\$310,000				

### Unit median sale price

Median price \$425,000

Suburb or locality Fyansford

Period - From May 20

To Oct 20

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 3115 (720m2)	Lot 214 Fyansford Estate, Fyansford	\$445,000	Oct 2020
	Lot 2143 Fyansford Estate, Fyansford	\$472,000	Sep 2020
	Lot 216 Fyansford Estate, Fyansford	\$425,000	Sep 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3116, 3117, 3118, 3119, 3122 (600m2-650m2)	Lot 3163 Fyansford Estate, Fyansford	\$397,500	Sep 2020
	Lot 3164 Fyansford Estate, Fyansford	\$397,500	Sep 2020
	Lot 216 Fyansford Estate, Fyansford	\$425,000	Sep 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3121, 3123 (550m2-600m2)	Lot 3162 Fyansford Estate, Fyansford	\$370,000	Sep 2020
	Lot 3163 Fyansford Estate, Fyansford	\$397,500	Sep 2020
	Lot 3164 Fyansford Estate, Fyansford	\$397,500	Sep 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3124 (504m2)	Lot 3152 Fyansford Estate, Fyansford	\$338,500	Oct 2020
	Lot 3138 Fyansford Estate, Fyansford	\$370,000	Sep 2020
	Lot 3142 Fyansford Estate, Fyansford	\$345,000	Sep 2020

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Lot 3139, 3140, 3141, 3151 (400m2-450m2)	Lot 3152 Fyansford Estate, Fyansford	\$338,500	Oct 2020
	Lot 3138 Fyansford Estate, Fyansford	\$370,000	Sep 2020
	Lot 3142 Fyansford Estate, Fyansford	\$345,000	Sep 2020



**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 3154 (350m2)	Lot 3153 Fyansford Estate, Fyansford	\$310,000	Sep 2020
	Lot 3155 Fyansford Estate, Fyansford	\$310,000	Sep 2020
	Lot 3152 Fyansford Estate, Fyansford	\$338,500	Oct 2020

**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

## 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](http://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

Gen Fyansford Estate - 50 Hyland St, Fyansford VIC 3221

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 3144 (416m2)	\$345,000				
Lot 3137, 3156, 3159, 3160 (500m2-550m2)	\$	or range between	\$349,000	&	\$402,000
Lot 3158 (550m2-600m2)	\$426,000	or range between	\$	&	\$
Lot 3133, 3157 (450m2-500m2)	\$	or range between	\$379,000	&	\$396,000
Lot 3161, 3143 (400m2-450m2)	\$	or range between	\$365,000	&	\$372,000
Lot 3132, 3145, 3146, 3147, 3148, 3149, 3150, 3134, 3135 (350m2 – 400m2)	\$	or range between	\$310,000	&	\$345,000

### Unit median sale price

Median price \$425,000

Suburb or locality Fyansford

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

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 3144 (416m2)	Lot 3152 Fyansford Estate, Fyansford	\$338,500	Oct 2020
	Lot 3138 Fyansford Estate, Fyansford	\$370,000	Sep 2020
	Lot 3142 Fyansford Estate, Fyansford	\$345,000	Sep 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 3137, 3156, 3159, 3160 (500m2-550m2)	Lot 3162 Fyansford Estate, Fyansford	\$370,000	Sep 2020
	Lot 3163 Fyansford Estate, Fyansford	\$397,500	Sep 2020
	Lot 3164 Fyansford Estate, Fyansford	\$397,500	Sep 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 3158 (550m2-600m2)	Lot 3163 Fyansford Estate, Fyansford	\$397,500	Sep 2020
	Lot 3164 Fyansford Estate, Fyansford	\$397,500	Sep 2020
	Lot 216 Fyansford Estate, Fyansford	\$425,000	Sep 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 3133, 3157 (450m2-500m2)	Lot 3162 Fyansford Estate, Fyansford	\$370,000	Sep 2020
	Lot 3163 Fyansford Estate, Fyansford	\$397,500	Sep 2020
	Lot 3164 Fyansford Estate, Fyansford	\$397,500	Sep 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 3161, 3143 (400m2-450m2)	Lot 3138 Fyansford Estate, Fyansford	\$370,000	Sep 2020
	Lot 3162 Fyansford Estate, Fyansford	\$370,000	Sep 2020
	Lot 3163 Fyansford Estate, Fyansford	\$397,500	Sep 2020

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
Lot 3132, 3145, 3146, 3147, 3148, 3149, 3150, 3134, 3135 (350m2 – 400m2)	Lot 3153 Fyansford Estate, Fyansford	\$310,000	Sep 2020
	Lot 3155 Fyansford Estate, Fyansford	\$310,000	Sep 2020
	Lot 3152 Fyansford Estate, Fyansford	\$338,500	Oct 2020

**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: