Statement of Information Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and 1 Riverside Drive South Morang postcode

Indicative selling price

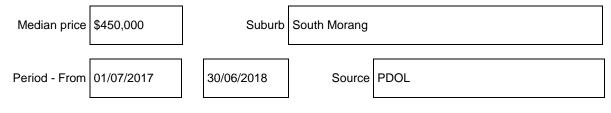
For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

| Unit | type | or | class | |
|------|------|----|-------|--|
|------|------|----|-------|--|

| e.g. One bedroom units | Single price | | Lower price | | Higher price |
|--------------------------------------|--------------|------------------|-------------|---|--------------|
| 3 bedroom townhouses & double garage | \$595,000 | Or range between | \$ | & | \$ |
| 2 bedroom townhouses & single garage | \$480,000 | Or range between | \$* | & | \$ |
| | \$ | Or range between | \$* | & | \$ |
| | \$* | Or range between | \$* | & | \$ |
| | \$* | Or range between | \$* | & | \$ |

Additional entries may be included or attached as required.

Suburb unit median sale price





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 six months, and located within two kilometres of the unit for sale.

Unit type or class

| E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|--------------------------------------|---|-----------|--------------|
| 3 bedroom townhouses & double garage | 13/1 Riverside Dr SOUTH MORANG 3752 VIC | \$570,000 | 29/03/2018 |
| | 66b Gorge Rd SOUTH MORANG 3752 VIC | \$570,000 | 14/02/2018 |
| | 8 Law Ct SOUTH MORANG 3752 VIC | \$603,000 | 31/05/2018 |

Unit type or class

| E.g. One bedroom units | Address of comparable unit | Price | Date of sale |
|------------------------|--------------------------------------|-----------|--------------|
| single garage | 10/40 Gorge Rd SOUTH MORANG 3752 VIC | \$465,000 | 19/06/2018 |
| | 5/40 Gorge Rd SOUTH MORANG 3752 VIC | \$480,000 | 31/02/2018 |
| | 7/40 Gorge Rd SOUTH MORANG 3752 VIC | \$475,000 | 09/05/2018 |

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 two kilometres of the unit for sale in the last six months.