

# 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 a single residential property located outside the Melbourne metropolitan area is being offered for sale. 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](http://consumer.vic.gov.au/underquoting). The indicative selling price in this Statement of Information 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 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

Sanctuary Gardens Estate, Maiden Gully

### 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 2	\$305,000	or range between	\$*	&	\$
Lot 3, 4, 5	\$295,000	or range between	\$*	&	\$
Lot 7, 8	\$340,000	or range between			
Lot 9, 10, 11	\$305,000	or range between			
Lot 12	\$320,000	or range between			
Lot 13	\$319,000	or range between			
Lot 14	\$318,000	or range between			
Lot 15	\$390,000 - \$415,000	or range between			
Lot 16	\$300,000	or range between			
Lot 17	\$307,000	or range between			
Lot 18	\$299,000	or range between			

Additional entries may be included or attached as required.

### Unit median sale price

Median price \$395,000

Suburb or locality MAIDEN GULLY

Period - From 1<sup>st</sup> October  
2023

To 30<sup>th</sup> September  
2024

Source PRICEFINDER

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: