

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1520 Orchard – Cleopatra Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1520 Orchard (392m2)	\$407,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 2003 Creekstone	Lot/Land	14.3m	363m2	\$398,000	04/04/2022
Lot 1505 Orchard	Lot/Land	14.0m	388m2	\$385,000	03/04/2022
Lot 1510 Orchard	Lot/Land	12.5m	400m2	\$408,000	02/04/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1527 Orchard – Cookston Way, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1527 Orchard (476m2)	\$441,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 1408 Orchard	Lot/Land	14.2m	454m2	\$423,000	13/02/2022
Lot 1422 Orchard	Lot/Land	14.0m	511m2	\$426,000	23/01/2022
Lot 2241 Creekstone	Lot/Land	12.5m	447m2	\$415,000	15/01/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1529 Orchard – Cookston Way, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1529 Orchard (400m2)	\$407,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 2003 Creekstone	Lot/Land	14.3m	363m2	\$398,000	04/04/2022
Lot 1505 Orchard	Lot/Land	14.0m	388m2	\$385,000	03/04/2022
Lot 1510 Orchard	Lot/Land	12.5m	400m2	\$408,000	02/04/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1531 Orchard – Vecot Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1531 Orchard (350m2)	\$379,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 2003 Creekstone	Lot/Land	14.3m	363m2	\$398,000	04/04/2022
Lot 121 Creekstone	Lot/Land	12.5m	350m2	\$390,000	30/03/2022
Lot 123 Creekstone	Lot/Land	13.0m	364m2	\$397,000	28/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1501 Orchard – Dabinett Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1501 Orchard (280m2)	\$330,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 137 Creekstone	Lot/Land	12.5m	273m2	\$303,000	31/03/2022
Lot 136 Creekstone	Lot/Land	12.5m	268m2	\$300,000	29/03/2022
Lot 122 Creekstone	Lot/Land	10.5m	294m2	\$319,000	17/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1502 Orchard – Dabinett Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1502 Orchard (281m2)	\$331,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 137 Creekstone	Lot/Land	12.5m	273m2	\$303,000	31/03/2022
Lot 136 Creekstone	Lot/Land	12.5m	268m2	\$300,000	29/03/2022
Lot 122 Creekstone	Lot/Land	10.5m	294m2	\$319,000	17/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1504 Orchard – Dabinett Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1504 Orchard (263m2)	\$317,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 137 Creekstone	Lot/Land	12.5m	273m2	\$303,000	31/03/2022
Lot 136 Creekstone	Lot/Land	12.5m	268m2	\$300,000	29/03/2022
Lot 105 Creekstone	Lot/Land	12.5m	263m2	\$296,000	28/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1407 Orchard – Ceylon Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1407 Orchard (387m2)	\$379,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 2003 Creekstone	Lot/Land	14.3m	363m2	\$398,000	04/04/2022
Lot 1505 Orchard	Lot/Land	14.0m	388m2	\$385,000	03/04/2022
Lot 1510 Orchard	Lot/Land	12.5m	400m2	\$408,000	02/04/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1417 Orchard – Berner Avnue, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1417 Orchard (336m2)	\$314,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 131 Creekstone	Lot/Land	12.5m	313m2	\$344,000	28/03/2022
Lot 125 Creekstone	Lot/Land	12.5m	313m2	\$341,000	15/03/2022
Lot 130 Creekstone	Lot/Land	12.5m	313m2	\$341,000	11/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1503 Orchard – Dabinett Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1503 Orchard (293m2)	\$340,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 131 Creekstone	Lot/Land	12.5m	313m2	\$344,000	28/03/2022
Lot 122 Creekstone	Lot/Land	10.5m	294m2	\$319,000	17/03/2022
Lot 125 Creekstone	Lot/Land	12.5m	313m2	\$341,000	15/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1513 Orchard – Cameo Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1513 Orchard (294m2)	\$341,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 131 Creekstone	Lot/Land	12.5m	313m2	\$344,000	28/03/2022
Lot 122 Creekstone	Lot/Land	10.5m	294m2	\$319,000	17/03/2022
Lot 125 Creekstone	Lot/Land	12.5m	313m2	\$341,000	15/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1514 Orchard – Cameo Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1514 Orchard (294m2)	\$341,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 131 Creekstone	Lot/Land	12.5m	313m2	\$344,000	28/03/2022
Lot 122 Creekstone	Lot/Land	10.5m	294m2	\$319,000	17/03/2022
Lot 125 Creekstone	Lot/Land	12.5m	313m2	\$341,000	15/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1514 Orchard – Cameo Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1514 Orchard (294m2)	\$341,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 131 Creekstone	Lot/Land	12.5m	313m2	\$344,000	28/03/2022
Lot 122 Creekstone	Lot/Land	10.5m	294m2	\$319,000	17/03/2022
Lot 125 Creekstone	Lot/Land	12.5m	313m2	\$341,000	15/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1521 Orchard – Lowrie Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1521 Orchard (213m2)	\$276,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 1845 Build MD - Creekstone (Sienna Homes)	Land/Development	m	192m2	\$254,957	31/01/2022
Lot 1848 Build MD - Creekstone (Sienna Homes)	Land/Development	m	192m2	\$254,957	31/01/2022
Lot 1849 Build MD - Creekstone (Sienna Homes)	Land/Development	m	192m2	\$254,957	14/12/2021

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1523 Orchard – Lowrie Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1523 Orchard (313m2)	\$355,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 131 Creekstone	Lot/Land	12.5m	313m2	\$344,000	28/03/2022
Lot 125 Creekstone	Lot/Land	12.5m	313m2	\$341,000	15/03/2022
Lot 130 Creekstone	Lot/Land	12.5m	313m2	\$341,000	11/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1523 Orchard – Lowrie Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1523 Orchard (313m2)	\$355,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 131 Creekstone	Lot/Land	12.5m	313m2	\$344,000	28/03/2022
Lot 125 Creekstone	Lot/Land	12.5m	313m2	\$341,000	15/03/2022
Lot 130 Creekstone	Lot/Land	12.5m	313m2	\$341,000	11/03/2022

This Statement of Information was prepared on: 08/04/2022

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.

Lot/Land offered for sale

Address
Including suburb or locality and postcode

1518 Orchard – Cleopatra Street, Tarneit VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Lot/Land	Single Price
Lot 1518 Orchard (434m2)	\$436,000

Lot/Land median sale price

Median Price

\$316,000

Suburb or locality

Tarneit

Period - From

Oct 20

To

Apr 22

Source

RPM Sales Data

Comparable property sales

These are the details of the three Lot/Land that the estate agent or agent's representative considers to be most comparable to the Lot/Land for sale. These Lot/Lands 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 Lot/Land for sale.

Lot/Land type or class

Name	Property Type	Frontage	Land Size	Listing Price	Sold Date
Lot 1510 Orchard	Lot/Land	12.5m	400m2	\$408,000	02/04/2022
Lot 116 Creekstone	Lot/Land	14.0m	392m2	\$413,000	29/03/2022
Lot 1509 Orchard	Lot/Land	12.5m	400m2	\$408,000	26/03/2022

This Statement of Information was prepared on: 08/04/2022