

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

The Willows – 26-28 Hogans Rd, Yarrowonga VIC 3730

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 8 – 22.02 x 34.28 (755m ²) | \$353,500 | or range between | \$* | & | \$ |
| Lot 9 – 23.5 x 34.28 (806m ²) | \$371,000 | or range between | \$* | & | \$ |
| Lot 10 – 23.5 x 34.28 (806m ²) | \$381,000 | or range between | \$* | & | \$ |
| Lot 39 – 21 x 38.5 (808m ²) | \$346,000 | or range between | \$* | & | \$ |
| Lot 43 – 19.1 x 41 (783m ²) | \$330,500 | or range between | \$* | & | \$ |
| Lot 44 – 19.1 x 41 (779m ²) | \$321,000 | or range between | \$* | & | \$ |
| Lot 115 – 18 x 38 (684m ²) | \$306,000 | or range between | \$* | & | \$ |
| Lot 116 – 18 x 38 (642m ²) | \$295,000 | or range between | \$* | & | \$ |
| Lot 120 – 18 x 38.14 (687m ²) | \$307,500 | or range between | \$* | & | \$ |
| Lot 139 – 21.5 x 40 (860m ²) | \$361,500 | or range between | \$* | & | \$ |

Additional entries may be included or attached as required.

Unit median sale price

| | | | |
|---------------|------------------------------|--------------------|----------------|
| Median price | \$209,000 | Suburb or locality | Yarrawonga VIC |
| Period - From | January 2025 | To | March 2025 |
| Source | Internal Research Department | | |

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 8 properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

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

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.

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---|----------------------------|-------|--------------|
| Lot 8 – 22.02 x 34.28 (755m ²) | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|--|----------------------------|-------|--------------|
| Lot 9 – 23.5 x 34.28 (806m ²) | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---|----------------------------|-------|--------------|
| Lot 10 – 23.5 x 34.28 (806m ²) | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-------------------------------|----------------------------|-------|--------------|
| Lot 39 – 21 x 38.5 (808m2) | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-------------------------------|----------------------------|-------|--------------|
| Lot 40 – 20 x 38.5 (756m2) | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-------------------------------|----------------------------|-------|--------------|
| Lot 43 – 19.1 x 41 (783m2) | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|-------------------------------|----------------------------|-------|--------------|
| Lot 44 – 19.1 x 41 (779m2) | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|------------------------------|----------------------------|-------|--------------|
| Lot 115 – 18 x 38 (684m2) | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|------------------------------|----------------------------|-------|--------------|
| Lot 116 – 18 x 38 (642m2) | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|---------------------------------|----------------------------|-------|--------------|
| Lot 120 – 18 x 38.14 (687m2) | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

Unit type or class

E.g. One bedroom units

| | Address of comparable unit | Price | Date of sale |
|--------------------------------|----------------------------|-------|--------------|
| Lot 139 – 21.5 x 40 (860m2) | 1 | \$ | |
| | 2 | \$ | |
| | 3 | \$ | |

This Statement of Information was prepared on: June 2025