

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

409 Boardwalk – Bliss Street, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 409 Boardwalk ( 400m2 )	\$549,000

## Lot/Land median sale price

Median Price	\$479,000	Suburb or locality	Point Cook		
Period - From	Sep 20	To	Mar 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 316 Boardwalk	Lot/Land	13.7m	434m2	\$530,000	24/02/2022
Lot 341 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 340 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

408 Boardwalk – Bliss Street, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 408 Boardwalk ( 423m2 )	\$559,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 316 Boardwalk	Lot/Land	13.7m	434m2	\$530,000	24/02/2022
Lot 321 Boardwalk	Lot/Land	14.0m	392m2	\$520,000	12/02/2022
Lot 317 Boardwalk	Lot/Land	12.5m	400m2	\$515,000	10/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

407 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 407 Boardwalk ( 333m2 )	\$489,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 274 Boardwalk	Lot/Land	10.5m	315m2	\$443,000	11/03/2022
Lot 308 Boardwalk	Lot/Land	13.0m	313m2	\$447,000	28/02/2022
Lot 273 Boardwalk	Lot/Land	10.5m	315m2	\$443,000	25/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

406 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 406 Boardwalk ( 263m2 )	\$430,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 330 Boardwalk	Lot/Land	16.0m	280m2	\$429,000	20/02/2022

This Statement of Information was prepared on: 16/03/2022



## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

405 Boardwalk – Bliss Street, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 405 Boardwalk ( 350m2 )	\$510,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 339 Boardwalk	Lot/Land	10.5m	315m2	\$465,000	25/02/2022
Lot 341 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 340 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

404 Boardwalk – Bliss Street, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 404 Boardwalk ( 350m2 )	\$510,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 339 Boardwalk	Lot/Land	10.5m	315m2	\$465,000	25/02/2022
Lot 341 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 340 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

403 Boardwalk – Bliss Street, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 403 Boardwalk ( 350m2 )	\$510,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 339 Boardwalk	Lot/Land	10.5m	315m2	\$465,000	25/02/2022
Lot 341 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 340 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

402 Boardwalk – Bliss Street, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 402 Boardwalk ( 350m2 )	\$490,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 274 Boardwalk	Lot/Land	10.5m	315m2	\$443,000	11/03/2022
Lot 339 Boardwalk	Lot/Land	10.5m	315m2	\$465,000	25/02/2022
Lot 273 Boardwalk	Lot/Land	10.5m	315m2	\$443,000	25/02/2022

This Statement of Information was prepared on: 16/03/2022



## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

401 Boardwalk – Bliss Street, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 401 Boardwalk ( 370m2 )	\$510,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 340 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 341 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 343 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

465 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 465 Boardwalk ( 430m2 )	\$555,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 316 Boardwalk	Lot/Land	13.7m	434m2	\$530,000	24/02/2022
Lot 321 Boardwalk	Lot/Land	14.0m	392m2	\$520,000	12/02/2022
Lot 317 Boardwalk	Lot/Land	12.5m	400m2	\$515,000	10/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

464 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 464 Boardwalk ( 422m2 )	\$530,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 316 Boardwalk	Lot/Land	13.7m	434m2	\$530,000	24/02/2022
Lot 321 Boardwalk	Lot/Land	14.0m	392m2	\$520,000	12/02/2022
Lot 317 Boardwalk	Lot/Land	12.5m	400m2	\$515,000	10/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

463 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 463 Boardwalk ( 374m2 )	\$530,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 340 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 341 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 343 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022

This Statement of Information was prepared on: 16/03/2022



## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

462 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 462 Boardwalk ( 374m2 )	\$530,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 340 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 341 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 343 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

462 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 462 Boardwalk ( 374m2 )	\$530,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 340 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 341 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 343 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

450 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 450 Boardwalk ( 290m2 )	\$440,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 274 Boardwalk	Lot/Land	10.5m	315m2	\$443,000	11/03/2022
Lot 308 Boardwalk	Lot/Land	13.0m	313m2	\$447,000	28/02/2022
Lot 273 Boardwalk	Lot/Land	10.5m	315m2	\$443,000	25/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

449 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 449 Boardwalk ( 221m2 )	\$409,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 16/03/2022



## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

448 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 448 Boardwalk ( 221m2 )	\$409,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

447 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 447 Boardwalk ( 221m2 )	\$409,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

446 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 446 Boardwalk ( 179m2 )	\$349,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

445 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 445 Boardwalk ( 179m2 )	\$349,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 16/03/2022



## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

444 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 444 Boardwalk ( 294m2 )	\$449,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 274 Boardwalk	Lot/Land	10.5m	315m2	\$443,000	11/03/2022
Lot 308 Boardwalk	Lot/Land	13.0m	313m2	\$447,000	28/02/2022
Lot 273 Boardwalk	Lot/Land	10.5m	315m2	\$443,000	25/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

443 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 443 Boardwalk ( 294m2 )	\$449,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 274 Boardwalk	Lot/Land	10.5m	315m2	\$443,000	11/03/2022
Lot 308 Boardwalk	Lot/Land	13.0m	313m2	\$447,000	28/02/2022
Lot 273 Boardwalk	Lot/Land	10.5m	315m2	\$443,000	25/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

442 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 442 Boardwalk ( 294m2 )	\$449,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 274 Boardwalk	Lot/Land	10.5m	315m2	\$443,000	11/03/2022
Lot 308 Boardwalk	Lot/Land	13.0m	313m2	\$447,000	28/02/2022
Lot 273 Boardwalk	Lot/Land	10.5m	315m2	\$443,000	25/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

441 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 441 Boardwalk ( 350m2 )	\$510,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 339 Boardwalk	Lot/Land	10.5m	315m2	\$465,000	25/02/2022
Lot 341 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 340 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022

This Statement of Information was prepared on: 16/03/2022



## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

440 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 440 Boardwalk ( 417m2 )	\$549,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 316 Boardwalk	Lot/Land	13.7m	434m2	\$530,000	24/02/2022
Lot 321 Boardwalk	Lot/Land	14.0m	392m2	\$520,000	12/02/2022
Lot 317 Boardwalk	Lot/Land	12.5m	400m2	\$515,000	10/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

416 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 416 Boardwalk ( 152m2 )	\$335,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

415 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 415 Boardwalk ( 152m2 )	\$335,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

414 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 414 Boardwalk ( 203m2 )	\$365,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 16/03/2022



## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

413 Boardwalk – Bliss Street, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 413 Boardwalk ( 352m2 )	\$510,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 340 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 341 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 343 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

412 Boardwalk – Bliss Street, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 412 Boardwalk ( 336m2 )	\$499,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 339 Boardwalk	Lot/Land	10.5m	315m2	\$465,000	25/02/2022
Lot 322 Boardwalk	Lot/Land	12.5m	350m2	\$489,000	14/02/2022
Lot 250 Boardwalk	Lot/Land	14.3m	344m2	\$462,000	12/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

411 Boardwalk – Bliss Street, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 411 Boardwalk ( 400m2 )	\$549,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 316 Boardwalk	Lot/Land	13.7m	434m2	\$530,000	24/02/2022
Lot 341 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 340 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022

This Statement of Information was prepared on: 16/03/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

410 Boardwalk – Bliss Street, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 410 Boardwalk ( 400m2 )	\$549,000

## Lot/Land median sale price

Median Price

\$479,000

Suburb or locality

Point Cook

Period - From

Sep 20

To

Mar 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 316 Boardwalk	Lot/Land	13.7m	434m2	\$530,000	24/02/2022
Lot 341 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022
Lot 340 Boardwalk	Lot/Land	12.5m	375m2	\$510,000	14/02/2022

This Statement of Information was prepared on: 16/03/2022



# Statement of Information

## Multiple residential properties located in 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 agents' 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 in 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 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 and  
postcode

315 Boardwalk Blvd, Point Cook 3030

### 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 127, 130, 136, 213, 219, 228, 248 301, 302, 303, 304, 305, 308, 309, 329, 335, 336, 337, 338 (311m2-375m2)	\$*	Or range between	\$*445,000	&	\$499,000
Lot 306, 307, 310, 311, 330, 331, (263m2-293m2)	\$*	Or range between	\$*412,000	&	\$419,000
Lot 332, 333, 334, (413m2-445m2)	\$*	Or range between	\$*530,000	&	\$559,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price  Suburb

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

### Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 127, 130, 136, 213, 219, 228, 248 301, 302, 303, 304, 305, 308, 309, 329, 335, 336, 337, 338 (311m2-375m2) \$445,000- \$499,000	1 Lot 131, (350m2), Boardwalk, Point Cook	\$469,000	July 21
	2 Lot 132, (350m2), Boardwalk Point Cook	\$469,000	July 21
	3 Lot 202, (352m2), Boardwalk, Point Cook	\$459,000	July 21

### Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 306, 307, 310, 311, 330, 331, (263m2-293m2) \$412,000-\$419,000	1 Lot 2623, (272m2), Elements, Truganina	\$291,500	July 21
	2 Lot 2547, (275m2), Elements, Truganina	\$282,100	May 21
	3 Lot 2539, (297m2), Elements, Truganina	\$296,900	May 21

### Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Lot 332, 333, 334, (413m2-445m2) \$530,000-\$559,000	1 Lot 275, (420m2), Boardwalk, Point Cook	\$516,000	August 21
	2 Lot 279, (420m2), Boardwalk, Point Cook	\$531,000	Sept 21
	3 Lot 258, (448m2), Boardwalk, Point Cook	\$569,000	Sept 21

**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.

This Statement of Information was prepared on:

18.11.21

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

326 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 326 Boardwalk ( 263m2 )	\$420,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

327 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 327 Boardwalk ( 263m2 )	\$420,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

328 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 328 Boardwalk ( 221m2 )	\$399,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 04/02/2022



## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

339 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 339 Boardwalk ( 315m2 )	\$465,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 305 Boardwalk	Lot/Land	13.0m	313m2	\$467,000	18/01/2022
Lot Boardwalk	Lot/Land	12.5m	313m2	\$445,000	31/12/2021
Lot Boardwalk	Lot/Land	12.5m	312m2	\$447,000	22/12/2021

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

340 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 340 Boardwalk ( 375m2 )	\$510,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 335 Boardwalk	Lot/Land	13.0m	375m2	\$499,000	15/01/2022
Lot 302 Boardwalk	Lot/Land	14.0m	350m2	\$496,000	09/12/2021
Lot Boardwalk	Lot/Land	14.0m	374m2	\$519,000	01/12/2021

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

341 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 341 Boardwalk ( 375m2 )	\$510,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 335 Boardwalk	Lot/Land	13.0m	375m2	\$499,000	15/01/2022
Lot 302 Boardwalk	Lot/Land	14.0m	350m2	\$496,000	09/12/2021
Lot Boardwalk	Lot/Land	14.0m	374m2	\$519,000	01/12/2021

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

342 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 342 Boardwalk ( 375m2 )	\$510,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 335 Boardwalk	Lot/Land	13.0m	375m2	\$499,000	15/01/2022
Lot 302 Boardwalk	Lot/Land	14.0m	350m2	\$496,000	09/12/2021
Lot Boardwalk	Lot/Land	14.0m	374m2	\$519,000	01/12/2021

This Statement of Information was prepared on: 04/02/2022



## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

343 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 343 Boardwalk ( 375m2 )	\$510,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 335 Boardwalk	Lot/Land	13.0m	375m2	\$499,000	15/01/2022
Lot 302 Boardwalk	Lot/Land	14.0m	350m2	\$496,000	09/12/2021
Lot Boardwalk	Lot/Land	14.0m	374m2	\$519,000	01/12/2021

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

312 Boardwalk – Captain Drive, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 312 Boardwalk ( 313m2 )	\$450,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 305 Boardwalk	Lot/Land	13.0m	313m2	\$467,000	18/01/2022
Lot Boardwalk	Lot/Land	12.5m	313m2	\$445,000	31/12/2021
Lot Boardwalk	Lot/Land	12.5m	312m2	\$447,000	22/12/2021

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

313 Boardwalk – Captain Drive, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 313 Boardwalk ( 313m2 )	\$450,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 305 Boardwalk	Lot/Land	13.0m	313m2	\$467,000	18/01/2022
Lot Boardwalk	Lot/Land	12.5m	313m2	\$445,000	31/12/2021
Lot Boardwalk	Lot/Land	12.5m	312m2	\$447,000	22/12/2021

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

314 Boardwalk – Captain Drive, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 314 Boardwalk ( 313m2 )	\$450,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 305 Boardwalk	Lot/Land	13.0m	313m2	\$467,000	18/01/2022
Lot Boardwalk	Lot/Land	12.5m	313m2	\$445,000	31/12/2021
Lot Boardwalk	Lot/Land	12.5m	312m2	\$447,000	22/12/2021

This Statement of Information was prepared on: 04/02/2022



## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

315 Boardwalk – Captain Drive, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 315 Boardwalk ( 524m2 )	\$599,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

316 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 316 Boardwalk ( 434m2 )	\$530,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 332 Boardwalk	Lot/Land	13.0m	413m2	\$530,000	25/11/2021
Lot 333 Boardwalk	Lot/Land	15.0m	445m2	\$559,000	25/11/2021
Lot 334 Boardwalk	Lot/Land	14.0m	420m2	\$529,000	22/11/2021

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

317 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 317 Boardwalk ( 400m2 )	\$515,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 335 Boardwalk	Lot/Land	13.0m	375m2	\$499,000	15/01/2022
Lot Boardwalk	Lot/Land	14.0m	374m2	\$519,000	01/12/2021
Lot 336 Boardwalk	Lot/Land	13.0m	375m2	\$499,000	29/11/2021

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

318 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 318 Boardwalk ( 336m2 )	\$429,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 305 Boardwalk	Lot/Land	13.0m	313m2	\$467,000	18/01/2022
Lot Boardwalk	Lot/Land	12.5m	313m2	\$445,000	31/12/2021
Lot Boardwalk	Lot/Land	12.5m	312m2	\$447,000	22/12/2021

This Statement of Information was prepared on: 04/02/2022



## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

319 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 319 Boardwalk ( 263m2 )	\$415,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

320 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 320 Boardwalk ( 263m2 )	\$415,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

321 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 321 Boardwalk ( 392m2 )	\$520,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 335 Boardwalk	Lot/Land	13.0m	375m2	\$499,000	15/01/2022
Lot Boardwalk	Lot/Land	14.0m	374m2	\$519,000	01/12/2021
Lot 336 Boardwalk	Lot/Land	13.0m	375m2	\$499,000	29/11/2021

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

322 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 322 Boardwalk ( 350m2 )	\$489,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 335 Boardwalk	Lot/Land	13.0m	375m2	\$499,000	15/01/2022
Lot 302 Boardwalk	Lot/Land	14.0m	350m2	\$496,000	09/12/2021
Lot Boardwalk	Lot/Land	14.0m	374m2	\$519,000	01/12/2021

This Statement of Information was prepared on: 04/02/2022



## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

323 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 323 Boardwalk ( 350m2 )	\$479,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 335 Boardwalk	Lot/Land	13.0m	375m2	\$499,000	15/01/2022
Lot 302 Boardwalk	Lot/Land	14.0m	350m2	\$496,000	09/12/2021
Lot Boardwalk	Lot/Land	14.0m	374m2	\$519,000	01/12/2021

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

324 Boardwalk – Prudence Parade, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 324 Boardwalk ( 370m2 )	\$479,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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 335 Boardwalk	Lot/Land	13.0m	375m2	\$499,000	15/01/2022
Lot 302 Boardwalk	Lot/Land	14.0m	350m2	\$496,000	09/12/2021
Lot Boardwalk	Lot/Land	14.0m	374m2	\$519,000	01/12/2021

This Statement of Information was prepared on: 04/02/2022

## 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](http://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.

## Lot/Land offered for sale

Address  
Including suburb or locality and postcode

325 Boardwalk – Cordata Road, Point Cook VIC 3030

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Lot/Land	Single Price
Lot 325 Boardwalk ( 278m2 )	\$409,000

## Lot/Land median sale price

Median Price

\$496,000

Suburb or locality

Point Cook

Period - From

Aug 20

To

Feb 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
------	---------------	----------	-----------	---------------	-----------

This Statement of Information was prepared on: 04/02/2022