

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Vacant Land offered for sale

Address Including suburb and postcode	20 Martin Close, South Morang VIC 3752
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Indicative selling price

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

Land type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Vacant Land Type 1 Lot 13, 14 – 336m ²	\$336,000	Or range between	\$*	&	\$
Vacant Land Type 2 Lot 15 – 343m ²	\$343,000	Or range between	\$*	&	\$
Vacant Land Type 3 Lot 26 – 418m ²	\$418,000	Or range between	\$*	&	\$
Vacant Land Type 4 Lot 27 – 481m ²	\$481,000	Or range between	\$*	&	\$
Vacant Land Type 5 Lot 28 – 456m ²	\$456,000	Or range between	\$*	&	\$
Vacant Land Type 6 Lot 30 - 419m ²	\$418,000	Or range between	\$*	&	\$
Vacant Land Type 7 Lot 31 - 352m ²	\$351,000	Or range between	\$*	&	\$
Vacant Land Type 8 Lot 38 - 437m ²	\$437,000	Or range between	\$*	&	\$
Vacant Land Type 9 Lot 30 – 350m ²	\$350,000	Or range between	\$*	&	\$
Vacant Land Type 10 Lot 11 – 417m ²	\$417,000	Or range between	\$*	&	\$
Vacant Land Type 11 Lot 14 – 424m ²	\$424,000	Or range between	\$*	&	\$

Suburb house median sale price

Median price	\$622,000	Suburb	South Morang
Period - From	16/03/2019	To	16/09/2019
Source	REA		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three vacant land lots that the estate agent or agent's representative considers to be most comparable to the vacant land for sale. These vacant land lots must be of the same type or class as the vacant land for sale, been sold within the last six months, and located within two kilometres of the vacant land for sale.

Land type or class
E.g. One bedroom units

	Address of comparable vacant land	Price	Date of sale
Vacant land Type 1 Lot 13, 14	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019
Vacant land Type 2 Lot 15	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019
Vacant land Type 3 Lot 26	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019
Vacant land Type 4 Lot 27	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019
Vacant land Type 5 Lot 28	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019
Vacant land Type 6 Lot 30	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019
Vacant land Type 7 Lot 31	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019
Vacant land Type 8 Lot 38	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019
Vacant land Type 9 Lot 30	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019
Vacant land Type 10 Lot 11	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019

Land type or class

E.g. One bedroom units

	Address of comparable vacant land	Price	Date of sale
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019
Vacant land Type 11 Lot 14	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable vacant land lots were sold within two kilometres of the unit for sale in the last six months.